



# Revised FY2012 Moving to Work Annual Plan Plan for Transformation Year 13

**CHANGE.**  
CHICAGO HOUSING AUTHORITY

Submitted for HUD Approval October 24, 2011





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## Message from the President/CEO

Although I am just joining the Chicago Housing Authority (CHA), I am aware of the accomplishments achieved in recent years and I look forward to working with the Board of Commissioners and the City of Chicago to move the Plan for Transformation forward. It is in that spirit that I am pleased to present CHA's FY2012 Moving to Work Annual Plan.

This document lays out the ongoing activities authorized by the U.S. Department of Housing and Urban Development (HUD) through the Amended and Restated Moving to Work (MTW) Agreement, as well as proposed actions that require HUD approval. Collectively, these activities work toward the three MTW goals to increase housing choices, promote self-sufficiency and achieve cost-effectiveness.

FY2012 marks the 13th year of the Plan for Transformation and CHA will continue to move forward in reaching the overall goals of the Plan. By the end of FY2012, CHA will deliver an additional 845 housing units toward the 25,000 unit delivery goal which will bring CHA to 22,088 units or 88% completion of the Plan goal.

The transformative work behind the Plan could not have been accomplished without key partnerships throughout these last twelve years including foundations and civic organizations, businesses and financial institutions, community organizations, and government agencies including HUD. The agency will continue to foster these productive relationships as we move forward in completing our overall goals. In addition, CHA is grateful for the strong leadership of Chicago's mayor, the Honorable Rahm Emanuel, whose support and guidance are essential in the continued success of the Plan for Transformation.

I am excited to assume leadership of this organization and I look forward to the good work ahead for the upcoming fiscal year through the activities articulated in the FY2012 MTW Annual Plan. Thank you for your time and interest in the Plan for Transformation as the agency seeks ways to strengthen Chicago's neighborhoods and families.

Sincerely,

Charles Woodyard  
President & Chief Executive Officer  
Chicago Housing Authority



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## Section One



## Introduction





## Section I: Introduction

In FY2012, as a participant in the Moving to Work (MTW) Demonstration Program, CHA will continue to be intentional in using the allowed flexibilities in its ongoing and proposed activities to not only meet the objectives of the MTW Demonstration Program, but also to creatively respond to the local need for quality, affordable housing for low-income families.

The Plan for Transformation was first authorized when CHA and HUD signed the original MTW Agreement on February 6, 2000. The Amended and Restated MTW Agreement with CHA was fully executed on June 26, 2008 which extended CHA's participation in the MTW Demonstration Program through FY2018. Under the requirements of the MTW Agreement, CHA must submit an annual plan to HUD 75 days prior to the start of CHA's fiscal year. CHA's FY2012 MTW Annual Plan will be submitted to HUD on October 18, 2011 to not only meet this requirement, but also to inform all stakeholders of CHA's objectives, goals and vision for the coming fiscal year.

CHA's FY2012 MTW Annual Plan describes ongoing and proposed activities for FY2012 that either require or allow authorizations granted to CHA through the Amended and Restated MTW Agreement. CHA's ongoing and proposed activities achieve at least one of the three MTW Statutory Objectives:

- **MTW Statutory Objective I:** Increase housing choices for low-income families.
- **MTW Statutory Objective II:** Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.
- **MTW Statutory Objective III:** Reduce costs and achieve greater cost effectiveness in federal expenditures.

### Overview of CHA's MTW Goals and Objectives for FY2012

Through the Plan for Transformation, CHA is committed to reintegrating residents and housing into the overall fabric of the City of Chicago, improving the quality of CHA's affordable housing stock, providing opportunities for residents to improve their lives, and spurring the revitalization of broader communities surrounding CHA developments. CHA continues to pursue these broader goals of the Plan which align with the three statutory objectives of the MTW Demonstration Program. Each year, CHA continues to engage in MTW activities to provide more housing options for families, assist residents in achieving self-sufficiency, and increase the cost-effectiveness of public housing and Housing Choice Voucher program administration.

The following activities are proposed for FY2012.

#### Property Rental Assistance/Project-Based Voucher Program

- ***Payments During Initial Occupancy – Existing New Construction and Substantially Rehabilitated Properties (p. 44):*** CHA plans to provide vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period in order to provide an incentive for owner participation and to ensure the long-term viability of newly constructed and substantially rehabilitated properties.
- ***Funding Supportive Services for Project-Based Voucher Program (p. 44):*** CHA plans to approve rents that include both the cost of the rental subsidy and the cost of support services to enhance housing opportunities for families when no other such funding is available for supportive housing properties in the PRA Program.



- ***PBV Rent Increase Policy (p. 45)***

CHA is authorized to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more neighborhoods. This activity has not been implemented.

CHA will also continue to engage in these Ongoing MTW activities in FY2012.

#### Overall

- ***Revitalization of 25,000 Housing Units (p. 48):*** CHA continues to make progress toward the goal of 25,000 housing units and providing additional housing opportunities for residents. At the end of FY2012, CHA anticipates 88% completion of this goal.
- ***Comprehensive Low-Income Home Ownership Program (p. 48):*** CHA seeks to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents.

#### Public Housing

- ***Public Housing Work Requirement (p. 49):*** Through the implementation of a work requirement across CHA's public housing portfolio, more residents are engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. CHA provides case management and workforce development resources to residents to assist them in fulfilling this requirement.
- ***Office of the Ombudsman (p. 50):*** The Office of the Ombudsman provides designated staff to address the concerns of public housing residents living in mixed-income communities and serves as a liaison between residents and CHA leadership. The office promotes self-sufficiency by assisting residents in resolving issues and adapting to their new community as well as staffing efficiency by directing resident inquiries to a single office.
- ***\$75 Minimum Rent (p. 50):*** CHA increased the minimum rent from \$50 to \$75 in FY2009 for public housing, taking into account cost of living adjustments which had not been previously considered or incorporated. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent.
- ***Establishment of a Reasonable Cost Formula for Rehabilitation (p. 51):*** CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula enables CHA to minimize cost overages in construction and rehabilitation activities.
- ***Establishment of a Reasonable Cost Formula for Redevelopment (p. 51):*** HUD approved the reasonable cost formula for redevelopment in FY2010. The increased reasonable cost limits will help CHA cover the full cost of public housing units in mixed-income developments and increase public housing opportunities on an annual basis.

#### Housing Choice Voucher Program

- ***Biennial Re-examinations of HCV Program Participants (p. 52):*** CHA conducts biennial, rather than annual, re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program, resulting in reduced staff time and administrative cost savings.

- **Exception Rents (p. 52):** CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. Exception rents will help to increase housing opportunities in lower poverty, opportunity areas throughout Chicago.
- **Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date (p. 53):** As part of CHA's Owner Excellence Program, the Housing Choice Voucher program will approve tenancy for a unit that passed an inspection within the previous 90 days for owners participating in the Owner Excellence Program.
- **Owner Excellence - Vacancy Payments (p. 54):** As part of CHA's Owner Excellence Program, HCV will provide a modest vacancy payment to owners participating in the Owner Excellence Program who re-lease a unit currently in the HCV program to another HCV participant.
- **Owner Excellence - Biennial Inspections (p. 54):** As another component to the Owner Excellence Program, CHA will conduct biennial inspections on qualifying units, as defined by CHA, of owners participating in the Owner Excellence Program. Qualifying units must be owned by landlords who meet strict eligibility criteria and also exceed more stringent inspection standards.
- **Elimination of Assets in Income Calculation (p. 55):** CHA no longer includes income earned from assets as part of the HCV rent calculation. However, CHA continues to verify assets for the purposes of initial income eligibility for the HCV program.

#### Property Rental Assistance/Project-Based Voucher Program

- **Exceed the Limit of 25% Project-Based Voucher (PBV) Assistance in Family Properties (p. 55):** CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance program.
- **Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations (p. 55):** CHA will authorize qualified owners, as defined by CHA, to perform initial eligibility determinations and re-examinations of participants in the PRA Program. The purpose of this activity is to reduce costs, minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.
- **Ensure Excellent Maintenance of Quality Housing (p. 56):** CHA seeks to perform quality control inspections of PRA units and developments consistent with best practices in subsidized property management. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all PBV units annually.
- **30-Year PBV Contract Commitments (p. 57):** To facilitate the expansion of affordable housing opportunities through the use of PBVs, CHA uses MTW authority to enter into HAP contracts for initial terms between 16 and 30 years.
- **PRA Inspections (p. 57):** CHA will reduce the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers the issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.



- ***PBV Participant Transition to Housing Choice Voucher (p. 58):*** CHA will reduce turnover in PBV developments by requiring families to occupy the unit for two years, unless a supportive housing unit, before they are eligible for a Tenant-Based Voucher.

Finally, CHA will continue to utilize the single-fund budget provided through MTW participation for expanded and flexible resources for overall administration of housing assistance, capital activities, and special services and programs for residents such as case management and workforce development. Beyond participation in the MTW Demonstration Program, CHA maintains and continues to build sustainable partnerships with a variety of stakeholders, organizations, and agencies to fulfill the overall goals of the Plan for Transformation.





## Section Two



General Housing Authority  
Operating Information

## Section II: General Housing Authority Operating Information

This section contains General Housing Authority Operating Information, including anticipated changes to CHA's housing stock and planned leasing and wait list activity for the public housing portfolio and Housing Choice Voucher Program in FY2012.

### Overall Plan for Transformation Unit Delivery Progress

Throughout FY2012, CHA will continue to revitalize its affordable housing stock and to create new housing opportunities for low-income families in Chicago toward the 25,000 housing unit goal of the Plan for Transformation. By the end of FY2012, CHA will add 845 units toward the overall unit delivery progress, which will bring the total revitalized housing stock to 22,088 or 88% of the 25,000 goal.<sup>1</sup> This includes new housing opportunities through redevelopment in mixed-income communities; rehabilitation in senior designated, scattered site, and family housing developments; acquisition/rehabilitation through the Property Investment Initiative; and project-based voucher units added through the Property Rental Assistance Program.

Planned FY2012 Overall Unit Delivery

PIC Number	Type	Development/Program	FY2012 Unit Delivery
IL002147000	Mixed-Income Family Housing Redevelopment	Parkside of Old Town Phase 2A	23
IL002149000		Park Douglas	32
IL002159000		Park Boulevard Phase IIA	46
IL002033000	Scattered Site Housing Rehabilitation	Wentworth Annex (SS-SE)	14
n/a	Public Housing Acquisition/Rehabilitation	Property Investment Initiative	85
n/a	Project-Based Vouchers	Property Rental Assistance Program	645
Total Planned FY2012 Unit Delivery			845

### Housing Stock Information: Public Housing

#### Number of Public Housing Units at the Beginning of FY2012

CHA currently owns and is responsible for 21,265 public housing units including those offline and unavailable for occupancy. Of these, approximately 17,915 public housing units are actually online (occupied or vacant but available for occupancy).<sup>2</sup> By the beginning of FY2012, CHA anticipates an additional 306 public housing units will be added to the current stock based on rehabilitation and redevelopment projections through the end of FY2011.

<sup>1</sup> CHA's progress toward the 25,000 unit delivery goal is not the same as the total number of public housing units CHA owns and manages.

<sup>2</sup> In contrast, CHA's progress toward the 25,000 unit delivery goal is not the same as the total number of public housing units CHA manages (all standing units, including those offline for modification, on-site employees, legal proceedings, or non-dwelling use) or the number of units online (occupied or vacant and available for occupancy). Public housing units renovated or redeveloped in the earlier years of the Plan may temporarily be offline for upgrades, modification, ADA compliance, or legal proceedings. Moreover, PBVs administered through CHA's HCV Program are counted toward the overall goal of 25,000 revitalized housing units.

General Description of Planned Significant Capital Expenditures by Development

Throughout FY2012, CHA will continue its efforts to acquire and/or revitalize its housing stock. The focus will be on the expansion of the Property Investment Initiative (PII) and the Property Rental Assistance (PRA) Program. Aside from these two programs much of CHA's single block grant dollars will remain assigned to cover the cost of planned significant capital expenditures furthering progress on the Plan. These expenditures may include investment that improves the useful life of an existing property, such as ADA upgrades, as well as installation of green features that ultimately increase energy efficiency and environmental performance at CHA properties. Moreover, CHA anticipates undergoing significant rehabilitation and redevelopment activity which requires expending capital dollars to achieve the annual and long-term goals of the Plan. The following chart describes CHA's Estimated Capital Expenditures, by both development and fund, for FY2012.

**FY2012 Capital Program Estimated Capital Expenditures (By Development and Fund)**

Category I - PRE MTW Commitments	HOPE VI Revitalization	FY2011 Grant	Capital Fund (Prior Year Grant)	Other Funding	MTW Demo Vouchers	TOTALS
Governor Henry Horner Homes	\$ -	\$ -	\$ -		\$ 1,046,040	\$ 1,046,040
Francis Cabrini Homes Extension		1,184,590				1,184,590
ABLA	250,000				2,898,000	3,148,000
Madden Park / Wells	3,600,000	3,500,000				7,100,000
Lake Park Crescent		10,500,000		5,334,242		15,834,242
<b>Category I - PRE MTW Commitments Total</b>	<b>3,850,000</b>	<b>15,184,590</b>		<b>5,334,242</b>	<b>3,944,040</b>	<b>28,312,872</b>
<b>Category 2 - Senior Developments</b>		<b>4,235,513</b>	<b>30,720,887</b>		<b>1,360,276</b>	<b>36,316,676</b>
<b>Category 3 - Scattered Sites</b>		<b>6,218,174</b>			<b>21,386,679</b>	<b>27,604,853</b>
<b>Category 4 - Non-Section 202 Family Properties</b>						
Lawndale Gardens		125,000			138,000	263,000
Lake Park Place					2,898,000	2,898,000
Washington Park (lowrise)		5,200,000				5,200,000
Bridgeport Homes					3,452,213	3,452,213
Wentworth Homes					138,000	138,000
Lowden Homes					1,859,934	1,859,934
<b>Category 4 - Non-Section 202 Family Properties Total</b>		<b>5,325,000</b>			<b>8,486,147</b>	<b>13,811,147</b>
<b>Category 5 - Section 202 Properties</b>						
Altgeld Gardens and Phillip Murray Homes					16,560,000	16,560,000
Dearborn Homes					7,798,105	7,798,105
Harold Ickes*		197,919				197,919
Rockwell Gardens	191,968	111,327				303,295
Robert Taylor Homes	210,662					210,662
Stateway Gardens	18,406,220	1,166,075				19,572,295
<b>Category 5 - Section 202 Properties Total</b>	<b>18,808,850</b>	<b>1,475,321</b>			<b>24,358,105</b>	<b>44,642,276</b>
<b>DEVELOPMENT CATEGORIES TOTAL</b>	<b>22,658,850</b>	<b>32,438,598</b>	<b>30,720,887</b>	<b>5,334,242</b>	<b>59,535,247</b>	<b>150,687,824</b>
<b>Administrative Expenses</b>		<b>4,720,684</b>				<b>4,720,684</b>
<b>Contingency</b>		<b>11,394,818</b>			<b>6,144,119</b>	<b>17,538,937</b>
<b>Capital Maintenance</b>		<b>12,000,000</b>		-		<b>12,000,000</b>
<b>Architectural &amp; Engineering</b>		<b>1,835,205</b>	<b>3,157,972</b>	-	<b>3,198,981</b>	<b>8,192,158</b>
<b>Construction Management</b>		<b>727,853</b>	<b>1,360,276</b>		<b>620,271</b>	<b>2,708,400</b>
<b>Principal / Interest Expense</b>		<b>17,434,500</b>		<b>2,317,353</b>		<b>19,751,853</b>
<b>Environmental Remediation</b>		<b>7,165,000</b>		-		<b>7,165,000</b>
<b>GRAND TOTAL</b>	<b>22,658,850</b>	<b>87,716,658</b>	<b>35,239,135</b>	<b>7,651,595</b>	<b>69,498,618</b>	<b>222,764,856</b>

\*CHA's 2012 Capital Budget has \$197,919 of funds budgeted for 'additional project costs' at Harold Ickes as approved by HUD. These funds are planned to reimburse the Habitat Company for costs incurred as the court appointed Gautreaux Development Manager during the drafting and release of the RFQ, and selection of a community development team at Harold Ickes Homes.



### Public Housing Units to Be Added in FY2012

In FY2012, CHA anticipates adding a total of 200 new units to the public housing portfolio. This includes 115 new units through mixed-income family housing redevelopment and scattered site rehabilitation, in addition to 85 new public housing units through the Property Investment Initiative.

#### **Planned FY2012 Public Housing Unit Delivery by Bedroom Size Mixed-Income and Scattered Sites**

PIC Number	Development					Total FY2012 Planned Units
		1	2	3	4	
IL002147000	Parkside of Old Town Phase 2A	4	19	0	0	23
IL002149000	Park Douglas	5	13	14	0	32
IL002159000	Park Boulevard Phase IIA	25	18	3	0	46
IL002033000	Wentworth Annex (SS-SE)	0	6	4	4	14
<b>Total</b>		34	56	21	4	115

#### ***Mixed-Income Family Housing Redevelopment***

CHA plans to deliver 101 new public housing units in FY2012 at mixed-income family developments. New units will be completed at Parkside of Old Town, Park Douglas, and Park Boulevard. In addition, Lakefront Phase IIA is anticipated to be under construction; however no units are projected for delivery in FY2012 for this site.

#### Parkside of Old Town (formerly Cabrini Extension North)

In FY2012, as part of the second phase of mixed-income replacement housing at Parkside of Old Town, CHA projects delivery of the final 23 public housing units in Phase 2A (IL002147000). The 39 total public housing units at Parkside of Old Town 2A will be dispersed throughout an eight-story mid-rise building with two-story attached townhomes. Of the final 23 public housing units projected for FY2012 delivery, two units will be accessible and one unit will be adaptable. In addition to the public housing units, 34 affordable and eight 15 market-rate units are projected for delivery in FY2012. CHA closed on this real estate transaction in FY2010 and completed the disbursement in FY2011 of all Cabrini HOPE VI and Capital Fund Recovery Competition funds allocated to Parkside 2A through the American Recovery and Reinvestment Act (ARRA) for the total 39 public housing units.

#### Park Douglas/Ogden North (formerly Lawndale Complex)

In FY2012, as part of the first phase of mixed-income replacement housing for the former Lawndale Complex, CHA projects delivery of the final 32 public housing units at Park Douglas (IL002149000). Park Douglas will contain a total of 60 public housing units in two-, three-, five-, six-, and nine-flat buildings and two courtyard structures. Of the final 32 public housing units, three unit will be accessible, six units will be adaptable, and one additional will be sensory accessible. In addition to the public housing units, 26 affordable and 14 market-rate units are projected for delivery in FY2012. CHA closed on this real estate transaction in FY2010 and completed the disbursement in FY2011 of all Capital Fund Recovery Competition funds allocated to this development through the American Recovery and Reinvestment Act (ARRA) for the total 60 public housing units.



Park Boulevard IIA (formerly Stateway Gardens)

Park Boulevard Phase IIA (IL002159000) represents the second phase of development on the former site. The Phase IIA transaction, which closed on June 30, 2011, is currently under construction and is projected to deliver all 46 public housing units in FY2012. Phase IIA will provide a total of 128 quality rental housing opportunities for low income, affordable and market-rate families. The unit mix consists of 46 public housing, 53 affordable, and 29 market-rate units. This mix is evenly distributed and contained within four different building types that provide diverse housing choices for different lifestyles. Of the projected total 46 public housing units in this phase, three will be accessible, ten will be adaptable, and one will be sensory accessible. In addition to the public housing units, 53 affordable and 29 market-rate units are projected for delivery in FY2012. Park Boulevard Phase IIA was awarded a competitive FY2008 HOPE VI Revitalization Grant that is funding this redevelopment.

Lakefront Phase II (IL# to be assigned upon closing)

The Lakefront Phase II rental transaction is projected to be under construction during FY2012 as part of the Lakefront Properties redevelopment activities. The 47 total public housing units in Phase II will be dispersed among one midrise building and twelve three- and six-flat structures offered throughout four building types. Of the projected total 47 public housing units in this phase, three will be accessible, ten will be adaptable, and one will be sensory accessible. CHA is using a combination of Development and Capital funds for redevelopment at Lakefront Properties. While this site is anticipated to be under construction, no unit delivery is projected in FY2012.

***Scattered Site Housing Rehabilitation***

CHA's scattered-site housing portfolio consists of five regions: North Central (IL002031000), Northeast (IL002032000), Southeast (IL002033000), Southwest (IL002034000), and West (IL002035000).

Wentworth Annex (Scattered Sites-Southeast/IL002033000)

In FY2012, CHA will complete the rehabilitation of 14 public housing units at Wentworth Annex as part of Phase III. Wentworth Annex will ultimately contain a total of 38 rehabilitated public housing units incorporated in a community of privately owned homes. The renovation includes new windows, drywall, doors, vinyl composition tile, kitchen cabinets, and appliances; updated mechanical, electrical, and plumbing systems; and exterior site work improvements including site lighting and sidewalks.

***Property Investment Initiative***

The Property Investment Initiative (PII) was approved by CHA's Board of Commissioners in January 2009. PII is an offsite housing acquisition program designed to provide low-income families with opportunities to live in a variety of Chicago communities. CHA is targeting properties that are for sale as a result of foreclosure or through the traditional real estate acquisition process in neighborhoods not already saturated with CHA-subsidized housing. CHA will consider purchasing buildings with three units or less, or no more than one-third of the units in a condo building or development. These properties will be made available for rent as public housing units in CHA's portfolio. CHA's current preference is for housing units with three or more bedrooms. CHA is also interested in units that will meet Section 504 requirements of the accessibility code.

As of July 2011, CHA has acquired 24 units in 13 wards, and an additional nine units are under contract. As part of the scattered site program, half of the units acquired in a given community area will be available to current CHA residents and the other half of the acquired units will be available for low-income families on the Community Area Wait Lists. Units acquired through PII are counted toward overall unit delivery progress once they become available for occupancy. CHA will continue to pursue opportunities to expand the number of acquired properties and anticipates that 85 new units will be made available for occupancy through this initiative in FY2012.

## Additional Planned Capital Maintenance and Other Rehabilitation Activity in FY2012

CHA plans to continue or begin the following projects in FY2012:

- All CHA owned non-dwelling spaces will be modified to meet ADA compliance in FY2012-FY2013.
- Construction will begin for Phase 1 of the Altgeld Gardens Town Center (IL002002000, IL002002100).
- ADA modifications will be made at the following family housing properties: Lowden Homes (IL002025000), Lake Parc Place (IL002018100), Brooks Homes (IL002001000), and Horner/Westhaven Phase I (IL002093000).
- ADA upgrades and general building improvements will begin at the Bridgeport Community Center (IL002003000).
- CHA will begin facade repairs at several senior buildings.
- CHA will begin mechanical systems upgrades or replacements at several senior housing buildings.
- CHA will also conduct a replacement reserve study for the scattered-site portfolio. This study determines the life expectancy of the buildings and assists in developing a long-term capital maintenance plan.

## Pending Redevelopment Activity

### ***Frances Cabrini Rowhouses (IL002039000)***

CHA has reassessed its previous plans for the non-rehabilitated section of the Cabrini Rowhouses and will no longer support 100% public housing at the Rowhouse property. Therefore, CHA will work with the Cabrini-Green working group to incorporate the Cabrini Rowhouse property into the broader Request for Qualifications (RFQ) being developed by the Cabrini-Green working group which is planned to be finalized and released in FY2012. CHA remains committed to providing new and/or rehabbed housing units at this site while offering opportunities for residents of Frances Cabrini Rowhouses to participate in the planning process.

### ***Cabrini Extension South (IL002089000) and William Green Homes (IL002030000)***

In FY2011, CHA hired an urban planning team to facilitate the development of a Request for Qualifications (RFQ) for the procurement of development teams for William Green Homes, Cabrini Extension South, and the Cabrini Rowhouse sites. CHA plans to complete and release the RFQ in FY2012. CHA will work with the selected developers and the working group to develop a mixed-use, mixed-income community at the Cabrini property that will be guided by a robust community planning process.

### ***Lathrop Homes (IL002022000)***

In FY2010, CHA's Board of Commissioners accepted the recommendation of the Lathrop Homes Working Group to enter into negotiations with Lathrop Community Partners, a five-party development team, for the revitalization of Lathrop Homes as a sustainable mixed-income community. The development team is comprised of Related Midwest, Heartland Housing, Bickerdike Redevelopment Corp., Magellan Development Group and Ardmore Associates. One of the primary goals for the development is attaining Gold or Platinum level certification from the United States Green Building Council for Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND). The robust community master planning process is planned to be completed in FY2012. Initial phase design and finance development is also planned for FY2012.

### ***Harold Ickes Homes (IL002016000)***

By the end of FY2011, the Harold Ickes working group is expected to release the Request for Qualifications (RFQ) for community development teams. In FY2012, CHA plans to select a community development team to plan and redevelop the former Harold Ickes site. A robust community master planning process is planned to begin in FY2012.

### ***LeClaire Courts Extension (IL002024000)***

By the end of FY2011, the LeClaire Courts working group is expected to release the Request for Qualifications (RFQ) for community development teams. In FY2012 CHA plans to select a community development team to plan and

redevelop the former LeClaire Courts Extension and the city/state LeClaire Courts site. A robust community master planning process is planned to begin in FY2012. This planning process will be bolstered by a Chicago Metropolitan Agency for Planning (CMAP) planning grant approved in FY2011 to support transit-oriented design.

***Dante/Harper (Scattered Sites/IL2-102C)***

In FY2011 CHA received a proposal through the Housing for Chicagoans Everywhere (HCE) program to rehabilitate the Dante/Harper site into an innovative mixed-income community centered around artist programming with dedicated studio space. CHA plans to work with the developer and key stakeholders to refine the design and financing of the proposal in FY2012.

**Public Housing Units to Be Removed from Inventory in FY2012**

***Dwelling Demolition Activity***

CHA does not anticipate any dwelling demolition in FY2012.

***Non-Dwelling Demolition***

As part of the redevelopment plans for the Altgeld Gardens Town Center, CHA will partially demolish a non-dwelling maintenance structure at 940 E. 132nd St. which is part of the original Altgeld Gardens development (IL002002000, IL002002100).

***Disposition Activity***

CHA removes property through disposition activity for the purpose of mixed-income redevelopment and other broader community planning. The following table shows anticipated disposition activity in FY2012.

### FY2012 Planned Property to be Removed through Disposition Activity

PIC Number	Development/ Site	Northern Boundary	Southern Boundary	Eastern Boundary	Western Boundary	Type of Disposition	Type of Property/Purpose of Disposition
TBD	Roosevelt Square Phase 2A (ABLA redevelopment)	Cabrini	15th	Morgan	Ashland	Subpart F Mixed income development Ground lease	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the developer and may also convey portions of land for retail or other uses with the developer. This proposed disposition excludes Brooks Homes, Loomis Courts, Roosevelt Square Phase I, or any other completed element of the ABLA redevelopment plan.
TBD	Park Boulevard (Stateway redevelopment)	Alley north of 37th	38th	State	Alley west of Dearborn	Subpart F Mixed income development Ground lease	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the developer and may also convey portions of land for retail or other uses with the developer. This proposed disposition excludes any other completed element of Stateway redevelopment.
TBD	Parkside of Old Town Phase IIB (Cabrini Extension North redevelopment)	Division	Elm	Hudson	Cleveland	Subpart F Mixed income development Ground lease	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the developer and may also convey portions of land for retail or other uses with the developer. This proposed disposition excludes any other completed element of Cabrini Extension North redevelopment.
TBD	William Green Homes	Clybourn Avenue	Division	Scott	Halsted Avenue	Ground Lease portions of land to City Farms	Disposition is for the development of urban farming. This is a temporary activity pending future mixed-income redevelopment.
TBD	Madden Wells Darrow (Oakwood Shores Phase 2D)	37th Place	Pershing Road	Lake Park	Vincennes	Subpart F Mixed income development Ground lease	Disposition is for the development of mixed income residential housing. CHA will enter into ground leases with the developer and may also convey portions of land for retail or other uses with the developer. This proposed disposition excludes any other completed element of Madden/Wells/Darrow redevelopment.
IL002034000	Scattered Sites southwest	56 <sup>th</sup> Place	59 <sup>th</sup> Street	Stewart	Metra Southwest Service line	Sale in fee simple	Scattered site units and vacant land disposition for regional economic development project.

#### Smart Growth Initiative

In FY2011, CHA introduced a new initiative in which portions of open space within senior properties, not including senior designated buildings, may be disposed for revenue generating ideas such as commercial or additional housing opportunities in order to enhance communities. As part of this initiative in FY2012, CHA will continue to explore development opportunities to provide improvements for the residents and retail amenities at Caroline Hedger Apartments (IL002076000). In addition, at Patrick Sullivan Apartments (IL002067000), CHA will continue to explore development opportunities for 35 S. Paulina and adjacent CHA land for mixed use development. CHA will work with local resident leadership at both sites to improve any development plans.

## Housing Stock Information: Housing Choice Voucher Program

### Anticipated Total Number of Housing Choice Vouchers Units Authorized

In FY2012, CHA forecasts the authorization of 37,989 Housing Choice Vouchers (HCVs) of which 36,290 will be designated as MTW HCVs and the remaining 1,699 will be made available through non-MTW voucher programs. The following table details the breakdown of vouchers to be authorized by program type.

FY2012 Planned HCVs Authorized	
MTW HCVs	36,290
Non-MTW HCVs	
VASH	310
Mainstream 5-Yr	50
Mod Rehab	1,339
Non-MTW Subtotal	1,699
Total HCVs Authorized	37,989

### Number of Housing Choice Voucher Units to Be Project-Based in FY2012

CHA has continued to expand the use of project-based vouchers (PBVs) since FY2001 to increase housing options for low-income families in the region. PBVs are issued directly to property owners, unlike tenant-based vouchers, and remain with the unit if a tenant moves out. CHA anticipates that 2,852 PBVs will be utilized in properties with units under Housing Assistance Payment (HAP) contracts by the end of FY2012. The following sections and tables describe CHA's use of PBVs in more detail.

#### ***Certificates Converted to PBVs***

CHA continues to administer 478 PBVs that were converted from Project-Based Certificates when HUD revamped the program in FY1995. These 478 PBV units are located in Chicago and counted toward overall unit delivery progress.

#### ***City/State PBVs***

CHA continues to administer 339 PBV units across three city-state sites: Harrison Courts, Loomis Courts, and Lathrop Elderly. These 339 PBV units are located in Chicago and counted toward overall unit delivery progress.

#### ***Chicago Supportive Housing Initiative***

The former Chicago Supportive Housing Initiative has been incorporated into CHA's Property Rental Assistance Program (PRA), whereby CHA, in partnership with the City's Department Family and Support Services (DFSS) and the Corporation for Supportive Housing (CSH), continues to pursue high-quality affordable housing for families and individuals in need of comprehensive on-site supportive services. This partnership is working together to identify target populations as well as service providers and resources to address those needs. CHA will continue to approve a significant portion of new applications for supportive housing projects through the PRA.

By the end of FY2012, CHA anticipates a total of 371 PBV units counted toward unit delivery progress through the former Chicago Supportive Housing Initiative, including deals in progress through the former program that are projected to be under HAP through the end of FY2011. Moving forward, new supportive housing PBV units will be counted as part of the Property Rental Assistance Program.



### ***Regional Housing Initiative***

The Regional Housing Initiative (RHI), formed in 2002, is a consortium of seven regional housing authorities (CHA, Housing Authority of Cook County, Housing Authority of Joliet, McHenry County Housing Authority, Lake County Housing Authority, Waukegan Housing Authority and Oak Park Housing Authority) that have pooled project-based vouchers to allocate to competitively selected developments in each housing authority's jurisdiction. Through RHI, property rental assistance is awarded to developers committed to preserving and/or increasing the supply of affordable rental housing and expanding affordable housing options located near employment centers and/or public transportation providing easy access to employment opportunities. RHI is staffed by the Metropolitan Planning Council (MPC) and works closely with the Illinois Housing Development Authority (IHDA) when reviewing applications that are being considered by IHDA for Low Income Housing Tax Credits.<sup>3</sup>

In FY2012, CHA plans to participate with RHI to establish a pilot program to significantly expand RHI's efforts by hiring additional staff to manage the RHI program including the application solicitation, review and selection process, as well as the tenant referral process. RHI will coordinate communication with the property owners and managers to facilitate administration of the AHAP/HAP contracts. Under the pilot program, RHI also plans to contract with a supportive services delivery organization to coordinate the creation of a centralized regional waiting list comprised of applicants from all of the RHI HAs' wait lists interested in moving to other jurisdictions. This organization will provide mobility counseling with services such as assistance in obtaining transportation to site visits, counseling for applicants with owner screening interviews, and an array of other supportive services as needs arise.

By the end of FY2012, CHA anticipates a total of 152 CHA PBV units in the region through RHI. Of these, 61 PBV units currently under HAP contract in Chicago are counted toward unit delivery progress, and 8 additional units in Chicago are projected for FY2012.

### ***Property Rental Assistance Program/Other PBV Activity***

Throughout FY2012 CHA will continue to expand the availability of high-quality affordable housing in healthy and revitalizing Chicago neighborhoods for families and individuals on CHA's wait list by providing PBV subsidies to 645 additional units under the PRA. CHA will continue to market the ongoing solicitation and presence of the PRA application on the CHA webpage. CHA will continue to accept proposals on a rolling basis throughout the year. CHA also plans to increase the number of 30-year HAP contracts for PRA properties in order to ensure the availability of quality affordable housing for a much more extended period of time. (*Refer to Section VI for more information on 30-year HAP contracts.*)

CHA projects an additional 645 new PBV units under HAP contracts in Chicago in FY2012 through PRA. By the end of FY2012, CHA anticipates a total of 1,512 PBV units counted toward unit delivery progress as part of PRA or through other PBV activity.

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<sup>3</sup> For more information on RHI, see MPC's website at [www.metroplanning.org](http://www.metroplanning.org).

## Planned PBVs Under Housing Assistance Payments (HAP) through FY2012

PBVs under HAP Contracts through FY2010				
PBV Category*	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
City/State	Harrison Courts	123	123	2910, 2930 & 2950 West Harrison Street; original HAP was signed in 2005; Elevator Building for low income families
City/State	Loomis Courts	124	124	1314 – 1342 West 15th Street, original HAP was signed in 2005; Elevator Building for low income families
City/State	Lathrop Elderly	92	92	2717 N. Leavitt Avenue, original HAP was signed in 2005; Elevator Building for seniors
Certificates converted to PBVs	Major Jenkins Apartments	160	80	5016 N. Winthrop; original HAP was signed in 1995; Elevator building for homeless individuals.
Certificates converted to PBVs	Deborah's Place II	39	39	1530 N. Sedgwick; original HAP was signed in 1995; Elevator building for homeless women
Certificates converted to PBVs	Humboldt Park Residence	68	20	1152 N. Christiana; original HAP was signed in 1996; elevator building for homeless individuals
Certificates converted to PBVs	East Park Apartments	152	150	3300 W. Maypole; original HAP was signed in 1995; Elevator building for homeless individuals
Certificates converted to PBVs	Diversey Manor (Formerly Diversey Court)	51	50	3721 W. Diversey; original HAP was signed in 1994; 3-story walk-up for low income families
Certificates converted to PBVs	Wabash Apartments	24	24	6100 S Wabash; original HAP was signed in 1995; 3-story walk-up for low income families
Certificates converted to PBVs	Anchor House	115	115	1230 W. 76th Street; original HAP was signed in 1997; 3-story walk-up for low income families.
Chicago Supportive Housing Initiative	600 S. Wabash Apartments	169	77	618 S. Wabash in the South Loop Community Area; New construction of an 8-story SRO for homeless individuals
Chicago Supportive Housing Initiative	Trumbull Apt	25	13	1310 S. Spaulding (8 PBVs) and 1424 S. Trumbull (5 PBVs) in the North Lawndale Community Area; Rehabilitation of two walk-up buildings for families needing supportive services
Chicago Supportive Housing Initiative	Washington Park SRO	63	32	5000 S. Indiana in the Washington Park Community Area; Rehabilitation of a former YMCA 5-story building for homeless individuals.

**PBVs under HAP Contracts through FY2010 (continued)**

Chicago Supportive Housing Initiative	Harriet Tubman Apartments	28	14	5751 S. Michigan in the Washington Park Community Area; Rehabilitation of a walk-up building for families needing supportive services
Chicago Supportive Housing Initiative	Near North SRO	96	46	1244 N. Clybourn in the Near North Community Area; New construction of a 5-story SRO for homeless individuals
Chicago Supportive Housing Initiative (PBV/VASH)	St. Leo's Residence for Veterans	141	50	7750 S. Emerald in the Auburn- Gresham Community Area; New construction of a 4-story building for homeless veterans
Other PBV Activity prior to PRA	Eastgate Village	117	35	300 E. 26th Street in the Bronzeville Community Area; New construction of a 9-story building for seniors
Other PBV Activity prior to PRA	Evergreen Tower II	101	10	1343 N. Cleveland in the Near North Side Community Area; An existing building midrise 11-stories for seniors
Other PBV Activity prior to PRA	Leotyne Apartments	53	14	City Owned scattered sites around 42nd & Cottage Grove in the Grand Boulevard Community Area; New construction of seven 2-flats for families
Other PBV Activity prior to PRA	Liberty Square	66	16	3608-3715 W Flornoy & 705-723 S Independence Blvd. in the East Garfield Park Community Area; New construction of twelve 3-flats for families
Other PBV Activity prior to PRA	Roosevelt Tower	126	126	3440 W. Roosevelt in the Lawndale Community Area; New construction of an 8-story building for seniors
Other PBV Activity prior to PRA	Rosa Parks Apartments	94	26	9 city owned Parcels in the Humboldt Park Community Area; New construction of 6 scattered buildings for families  Rosa Parks Apartments was a phased-in HAP with one effective date of 7-1-09. In FY2009, 13 units were phased in; in FY2010 the remaining 13 units were phased in as they were completed.
Other PBV Activity prior to PRA	Senior Suites of Auburn-Gresham	85	17	1050 W. 79th Street in the Auburn Gresham Community Area. New construction of a 6-story building for seniors
Other PBV Activity prior to PRA	South Park Plaza	134	34	2600 S King Drive in the Near South Side Community Area; New construction of a 4-story elevator building and 46 townhomes for families

PBVs under HAP Contracts through FY2010 (continued)				
Regional Housing Initiative/Other PBV Activity prior to PRA	North Avenue Apartments	24	16	2634-54 W. North Ave. in the West Town Community Area; Rehabilitation of a brick walk-up building for families. This development received 6 RHI PBVs and 10 non-RHI PBVs.
Regional Housing Initiative	Casa Kirk	29	5	3242-60 W. 92nd in the South Chicago Community Area; New construction of a brick walk-up for families
Regional Housing Initiative	Casa Morelos	45	9	2013-19 S. Morgan in the Pilsen Community Area; New construction of a 7-story building for families
Regional Housing Initiative	Leland Apartments	137	14	1207 W. Leland in the Uptown Community Area; Rehabilitation of a 6-story, primarily SRO building for individuals in need of supportive services
Regional Housing Initiative	Spaulding Apartments	36	9	1750 N. Spaulding in the Logan Square Community Area; Existing Building containing 5-stories for families
Regional Housing Initiative	Wentworth Commons	51	10	11045 S. Wentworth in the Roseland Community Area; New construction of a 4-story building for families
Chicago Supportive Housing Initiative	Englewood Supportive Housing	99	50	901 W. 63rd Street in the Englewood Community Area; New construction of a 6-story SRO for homeless individuals
Chicago Supportive Housing Initiative (PBV/VASH)	St. Leo's Residence for Veterans**	141	40	Amendment Contract for 7750 S. Emerald in the Auburn- Gresham Community Area; New construction of a 4-story building for homeless veterans.  **St. Leo's Residence signed an amendment contract in FY2010 for 40 VASH PBV units. With the 50 PBVs under HAP prior to FY2010, the site now has a total of 90 PBV/VASH units.
PRA Activity	Hollywood House	197	51	5700 N Sheridan Road in the Edgewater Community Area; Rehabilitation of a 12-story Elevator building for seniors
PRA Activity	Archer Avenue Senior Residence	55	12	2928 S Archer Ave in the Bridgeport Community Area; Existing Housing of a 5-story Elevator building for seniors
PRA Activity	Wilson Yards Family	80	16	1026 W. Montrose in the Uptown Community Area; New construction of a 7-story building for families
PRA Activity	Wilson Yards Senior	98	20	1036 W. Montrose in the Uptown Community Area; New construction of a 7-story building for seniors
PRA Activity	Casa Maravilla	73	15	2021 S. Morgan in the Pilsen Community Area; New construction of a 5-story midrise building for seniors

**PBVs under HAP Contracts through FY2010 (continued)**

PRA Activity	Wrightwood Senior Apartments	85	17	2815 W 79th in the Ashburn Community Area; New construction of a 6-story building for seniors
Regional Housing Initiative	Nuestro Hogar	31	8	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families
<b>Total: PBVs under HAP Contracts through FY2010</b>		<b>3427</b>	<b>1619</b>	

\*PRA Activity category includes HAPs executed in FY2010 for PBV deals in progress prior to the launch of the Property Rental Assistance Program.

**PBVs under New HAP Contracts in FY2011**

PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs Under HAP	Site Description
PRA Activity Supportive Housing	Branch of Hope	100	58	5628-30 S Halsted Street in the Englewood community; Existing Housing of 3-story building for formerly homeless individuals and veterans
PRA Activity Working Families	Greenwood Courts	48	7	4431-37 S Greenwood Ave in the Kenwood community; Existing Housing of 4-story building for working families
PRA Activity Senior Housing	Senior Suites of Wright Campus	36	8	4255 N. Oak Park in the Dunning community area; New construction of a 4-story building for seniors
PRA Activity Supportive Housing	Sankofa House	58	34	4041 W Roosevelt Road in the North Lawndale community; Existing Housing of 5-story building for individuals and intergenerational families that need supportive services
PRA Activity Senior Housing	Victory Centre	72	18	3251 E 92nd in the South Chicago Community Area; New construction of a 5-story building for seniors
PRA Activity Working Families	Barnes Real Estate	16	6	Scattered Site in the Little Village, West Town, South Lawndale, Logan Square, East Garfield Park and Hermosa community areas. Existing Housing of four 2-story, one 3-flat and one 4-story building(s) for working families
PRA Activity Senior Housing	G&A Senior Residence at West Ridge	99	19	6142 N California Ave in the West Rogers Park community area, Existing Housing with one 5-story building for seniors
PRA Activity Supportive Housing	Karibuni Place	72	11	8200 S. Ellis Ave in the Chatham community area; Existing Housing with 3-story building for working families and individuals who need supportive services
PRA Activity Supportive Housing	Los Vecinos Apartments	62	11	4250 W North Ave in the Humboldt Park community area; Existing Housing with 4-story building for formerly homeless individuals
PRA Activity Working Families	San Miguel Apartments	71	14	907 W Argyle Street in the Uptown community area; Existing Housing with 4-story building for working families



PBVs under New HAP Contracts in FY2011 (continued)				
PRA Activity Supportive Housing	Thresholds Humboldt Park & Kiley House	48	33	Scattered Site in the Humboldt Park and Kenwood community area; Existing Housing with one 4-story and one 3-story building for individuals with mental health/developmental disabilities
PRA Activity Senior Housing	G&A Senior Residence at Ravenswood	187	37	1818 W Peterson Ave in the West Ridge area, Existing Housing with 9-story building for seniors
PRA Activity Working Families	Dr. King Legacy Apartments (MLK)	45	10	3800-24 W. 16th Street in the North Lawndale Community Area; New construction of a 3-story building for working families
Regional Housing Initiative	Woodstock Commons*	160	23	Scattered Site in Woodstock, IL; Existing Housing with eight 3-story buildings for working families
PRA Activity Working Families	Sunnyside Kenmore Apartments	26	2	Scattered Site in the Uptown community area; Existing Housing with two 3-story buildings for working families
PRA Activity Working Families	Reba Place Fellowship	67	8	1528 and 1545 W Pratt Blvd in Rogers Park community; Existing Housing consisting of two 4-story brick buildings for working families
PRA Activity Working Families	Howard Apartments	49	10	1569 N Hoyne Ave in West Town community; Existing Housing consisting of one 4-story building for working families
PRA Activity Working Families	Ironwood Courts	46	14	3800-24 W. 16th Street in the North Lawndale Community Area; Rehab of a 3-story brick building for working families
PRA Activity Working Families	Independence Apartments	42	9	Scattered Site on Independence & Arthington Avenues in the North Lawndale community area. New construction of seven 3-story 6-flats for working families
Regional Housing Initiative	Colonial Apartments*	240	60	748 Sharon Ave, in Park City, IL; New construction of a three-story building for Working Families, Senior, Person with Disability. AHAP Signed by Lake County Housing Authority
PRA Activity Working Families	Nuestro Hogar	3 units were added through an amendment. Total units counted previously.	3	Scattered Site in Humboldt Park community area. Existing Housing of a 4-story walk-up building for families. Initial HAP contract was in 2010. In FY2011, BOC approved 3 units to be added.
PRA Activity Supportive Housing	Studios @ Wabash	170	11	1801 S. Wabash in the Near South Side Community Area. Existing 5-story buildings with supportive housing for individuals.

PBVs under New HAP Contracts in FY2011 (continued)				
PRA Activity Supportive Housing for Families	Wrightwood Apartments	13	6	3821 W. Wrightwood in the Logan Square Community Area. 3-story building with supportive housing for families.
<b>Sub-Total: PBVs under HAP Contracts as of 9/30/11</b>		<b>1727</b>	<b>412</b>	

\*Woodstock Commons and Colonial Apartments are not located in Chicago and are not counted toward overall unit delivery progress.

Additional PBVs Anticipated to be under New HAP Contracts by the end of FY2011				
PRA Activity Supportive Housing for Families	Jarvis Apartments	26	8	2049-57 W. Jarvis in the Rogers Park Community Area. 3-story building with supportive housing for families.
Chicago Supportive Housing Initiative	Bettendorf Place	24	19	8500 S. Sangamon in the South Chicago community area; Rehabilitation of an old convent into a studio building for homeless individuals with HIV/AIDS
PRA Activity Working Families	Boulevard Apartments	70	12	Two sites: 929-35 N. Sacramento in the West Town Community Area. 2212-14 N. Sacramento in the Logan Square Community Area. Both existing 3-story brick walk-up buildings.
PRA Activity Senior Housing	H.O.M.E. Portfolio	62	4	Two sites: 7320 N. Sheridan in the East Rogers Park Community Area. This is a 5-story brick elevator building with 54 senior units. 4959 W. Medill is in the Belmont-Cragin Community Area. It is a 2-story brick walk-up.
PRA Activity Working Individuals	Bryn Mawr	231	10	5550 N. Kenmore in the Edgewater Community Area. This is a high-rise building that will have PRA SRO units.
PRA Activity Working Families	Park Apartments	120	30	Scattered Sites in the Washington Park Community Area; Rehab of two 3-story buildings and two 4-story buildings for working families
PRA Activity Senior Housing	Hancock House	89	18	12045 S. Emerald in the West Pullman community area; New construction of a 7-story building for seniors
Chicago Supportive Housing Initiative	Hope Manor	50	30	3455-67 W. Madison in the East Garfield Park community area; New construction of a 4-story building for homeless veterans
PRA Activity Working Families	St Edmund's Court	36	10	5921-39 S. Wabash in the Washington Park Community Area. Substantial Rehab of 3-story development for working families.
<b>Additional Projected PRA Activity</b>		<b>n/a</b>	<b>35</b>	
<b>Sub-Total: Additional Planned PBVs Under HAP Contracts in FY2011</b>		<b>708</b>	<b>176</b>	
<b>Total: Planned PBVs under HAP Contract in FY2011</b>		<b>2435</b>	<b>588</b>	

New PBVs Anticipated to be under HAP Contracts in FY2012				
PBV Category	Site/Property	Total Number of Units at the Site	Number of PBVs under HAP	Site Description
PRA Activity Supportive Housing	New Moms Transformation Project	40	40	New Construction
Regional Housing Initiative	North & Tallman III	33	8	New Construction of 3 2-flats and substantial rehab of a 4-story building
PRA Activity Supportive Housing	Viceroy Hotel	89	89	Substantial Rehabilitation of high rise
PRA Activity Working Families	Zapata Apartments	61	18	New Construction
Additional Projected PRA Activity		n/a	490	Rehab Development or New Construction Sites
Sub-Total: New PBVs under HAP Contracts in FY2012		223	645	
Overall Total: All Planned PBVs under HAP Contract through FY2012		6085	2852	

## Leasing Information: Public Housing

### Number of Public Housing Units to Be Leased in FY2012

To promote housing options for low-income families, CHA will continue to lease rehabilitated and redeveloped public housing properties as units become available. In FY2012, CHA plans to lease a total of 17,793 MTW public housing units in its traditional family, scattered-site, senior-designated and mixed-income housing portfolios. This figure is based on CHA's target occupancy level of 98% throughout its housing portfolios and encompasses units turned over from existing leases as well as projected new leases in existing and newly delivered public housing units by the end of FY2012. CHA does not have any non-MTW public housing units.

<b>FY2012 Public Housing Leasing</b>	
<b>CHA Portfolio</b>	<b>Total Units</b>
<b>Family</b>	4,249
<b>Scattered Site</b>	2,535
<b>Senior</b>	8,104
<b>Mixed-Income/PII</b>	2,905
<b>Total</b>	17,793

### Anticipated Issues Related to Public Housing Leasing in FY2012

CHA does not anticipate encountering difficulties leasing public housing units during FY2012.

## Leasing Information: Housing Choice Voucher Program

### Planned Number of Housing Choice Vouchers to Be Leased

Of the 37,989 anticipated authorized vouchers in FY2012, CHA has a target lease-up rate of 98% for its voucher portfolio. Based on the leasing target of 98%, CHA anticipates that 37,229 HCVs will be leased during the year. The following tables show projected HCV leasing by program type.

#### FY2012 Planned HCV Leasing Activity

<b>HCV Program</b>	<b>Vouchers Allocated</b>	<b>Planned Vouchers To Be Leased</b>
MTW	36,290	35,564
Non-MTW	1,699	1,665
Total Vouchers	37,989	37,229

<b>Non-MTW HCV Program</b>	<b>HCVs Planned To Be Leased</b>
Moderate Rehabilitation	1,312
VASH	304
Mainstream	49
Total Non-MTW	1,665



**Anticipated Issues Related to HCV Leasing**

CHA does not anticipate encountering difficulties leasing HCVs during FY2012. However, CHA will continue to monitor the economic conditions in the rental housing market and ensure that proactive measures are in place to minimize the effect of an economic downturn on the lease-up activity in the HCV Program. A variety of strategies are in place to assist CHA in maximizing lease-up efforts for the HCV Program, such as landlord outreach and a HCV Program participant neighborhood marketing and mobilization initiative.

**Wait List Information: Public Housing****Anticipated Changes to Public Housing Wait Lists**

CHA maintains several public housing wait lists including the Community-Wide Wait List, Community-Area Wait List, and Senior Site-Based Wait Lists. The following paragraphs summarize anticipated FY2012 activity for CHA's public housing wait lists.

***Community-Wide Wait List (Family Housing Wait List)***

The Community-Wide Wait List, also known as the Family Housing Wait List, contains adult applicants who are interested in units within CHA's city-wide family portfolio. Upon implementation of the BOC-approved FY2011 Admissions and Continued Occupancy Policy (ACOP), CHA will allow applicants on the Community-Wide Wait List to select two different preferences.

The first preference will be for veterans; active or inactive military personnel; and immediate family members of veterans who can document that the family member (whether living or deceased) is a veteran or active/inactive personnel in the United States Armed Forces. Documentation for preference as an immediate family member must show financial support from the veteran while he/she was alive or whether the immediate family member is presently receiving benefits or financial support from active/inactive personnel.

The second preference will be a geographic preference available to all applicants on the wait list. An applicant may select only one geographic region designated as a preferred area within the city on his/her application. An applicant who does not select a geographic preference will be offered a unit as it becomes available, regardless of the geographic location. By selecting one of these geographic preferences the applicant may be offered a unit at any traditional family property, mixed-income property, or scattered site located in that particular geographic area. This preference does not guarantee admission and every applicant must meet CHA admissions screening criteria. In the event an applicant does not meet the screening criteria for a mixed-income site, they would be returned to the wait list and still be eligible to be offered a unit at another location. Refusal of a unit offer within the geographic preference without good cause will result in the applicant's name being removed from the wait list. Refusal of a unit offer within the geographic preference with good cause will result in the applicant being returned to the wait list. Refusal of a second unit offer at a different development within the geographic preference, with or without good cause, will result in the applicant's name being removed from the wait list.

Upon successful implementation of the FY2011 ACOP, beginning in FY2011 and continuing in FY2012, CHA will reach out to all applicants, beginning with the Community-Wide Wait List, to find out if they have a geographic preference and/or qualify for a veteran's preference.

***Community Area Wait Lists***

The Community Area Wait Lists contain applicants interested in housing opportunities in CHA's scattered site portfolio. CHA has a Community Area Wait List for each of the 77 community areas in the City of Chicago. In general, these wait lists are opened periodically (for approximately 15-30 days) in order to maintain an adequate list of applicants. During the open period, applications are collected and placed on these wait lists with the same application date (effective the date the open period ends), and an electronic system randomly assigns each

application a ranking on the list. CHA opens Community Area Wait Lists when they are near depletion, and the wait lists are maintained in accordance with CHA's Gautreaux obligations.

In FY2012, the CHA will continue to open various Community Area Wait Lists throughout the year depending on current or expected vacancies and whether there are any depleted wait lists in those community areas.

### ***Senior-Site Based Wait Lists***

The Senior-Site Based Wait Lists are for applicants requesting studio and one-bedroom apartments in senior designated housing developments. In FY2012 CHA will continue to update the designation of each building in accordance with the 2010 Senior Designated Housing Plan which allows 1) buildings to be designated Reduced Age Buildings (55 yrs and older to be housed) if the building has an occupancy level below 90% for six consecutive months, and 2) buildings to be designated Traditional Buildings (62 yrs and older to be housed) if any Reduced Age Building reaches 98% occupancy for 12 consecutive months.

### **Wait List Information: Housing Choice Voucher Program**

#### Anticipated Changes to CHA's HCV/PBV Wait Lists

In FY2012, CHA plans to continue the screening of applicants on the HCV Wait List and, where eligible, offer an opportunity to be housed by becoming a participant in CHA's HCV Program.

In FY2011, CHA conducted a comprehensive 100% mailing to all individuals on the HCV and PBV Wait Lists to solicit information such as interest in living in project-based units, geographic preference, supportive service needs, requirement for ADA units, veteran status and employment status. In FY2012, CHA will implement the use of these preferences for selection from the PBV Wait List to facilitate referrals to PBV properties.

CHA is working with DFSS and Corporation for Supportive Housing (CSH) to create a centralized wait list for families and individuals in need of comprehensive on-site services, including applicants currently on CHA's public housing and HCV/PBV Wait Lists, public housing relocatees who need more extensive supportive services, as well as referrals/clients from the homeless services and other service systems.





## Section Three



Non-MTW Related Housing  
Authority Information



### **Section III: Non-MTW Related Housing Authority Information (Optional)**

This section contains information on planned sources and uses of non-MTW funds as well as planned non-MTW activities and programs in FY2012.

#### Planned Sources and Uses of Other HUD or Federal Funds

##### ***American Recovery and Reinvestment Act (ARRA)***

All ARRA formula funding is required to be spent by March 2012, and CHA anticipates utilizing all formula funding by the end of FY2011. Furthermore, ARRA competitive funds are required to be expended by September 2012 and CHA is currently on track to utilize all competitive funding by the conclusion of FY2011. Therefore, CHA does not plan on expending any ARRA funds during FY2012.

#### Description of Planned Non-MTW Activities in FY2012

##### ***CHA Redevelopment Activities***

- In response to a Choice Neighborhoods or other Federal Notices of Funding Availability (NOFAs) released in FY2012, CHA may submit application(s) for grant funding for redevelopment at Cabrini Extension South (IL002089000), William Green Homes (IL002030000), Frances Cabrini Rowhouses (IL002039000), and Lathrop Homes (IL002022000).
- Subject to working group discussions, CHA anticipates releasing a Request for Qualifications to conduct revitalization activities at Cabrini Extension South, William Green Homes and Frances Cabrini Rowhouses.
- In FY2012, CHA will issue the Housing for Chicagoans Everywhere Request for Qualifications in order to facilitate the ability of qualified developer teams to participate in the CHA's Plan for Transformation housing development program.

##### ***Housing Choice Voucher Program Initiatives***

###### HCV Improving Properties Initiative

Beginning in FY2009, CHA set in motion the Improving Properties Initiative (IPI) to support the successful integration of HCV Program participants, HCV Program owners, homeowners, and other neighborhood renters and community stakeholders. The main objective of IPI is to enforce HCV Program rules and regulations, specifically those that prohibit any activity that is criminal or violent in nature and that compromises quality of life. Through IPI, CHA aims to enforce rules and regulations prohibiting program violations related to unauthorized tenants, unreported income and local building codes and/or Housing Quality Standards. In FY2012, CHA plans to continue to enforce HCV Programs rules and regulations through this initiative.

###### HCV Owner Excellence Program

CHA plans to implement the HCV Owner Excellence Program (OEP) in September 2011. The purpose of the OEP is to recognize and reward outstanding property owners and/or property managers who participate in the HCV Program. OEP inspires other participating owners to strive for that same level of dedication to both their properties and tenants. OEP members meeting program criteria receive many benefits as a reward for their exceptional property management skills. These incentives not only serve to encourage their continued participation in CHA's HCV Program, but also to increase their offering of high-quality HCV properties.

Some of OEP's benefits include a designated team of "Owner Ambassadors" to serve its members, a business center, preferred inspections scheduling and special events. OEP members with exceptional-quality units are also eligible to apply for the Unit Excellence Program (UEP). Pending implementation of the Board-approved FY2010 Amended HCV Administrative Plan in FY2011, eligible members who are also accepted into UEP will be rewarded with additional unit-based benefits, such as acceptance of passed inspections for new tenancy approvals, vacancy payments, and biennial inspections. In FY2012, CHA plans to continue to monitor the OEP activity and make

adjustments to the OEP business plan. (*Information on MTW activities related to incentives in the Owner Excellence Program is included in Section VI.*)

#### HCV Owner Forums

In FY2011 CHA held 65 Owner Forums. These forums provide a platform where HCV owners can voice their concerns, ask questions and gain information from different areas of the HCV Program. In addition, these forums foster interaction among HCV owners and members of the Owner Resource Council, which was created in 2008. CHA will continue to hold Owner Forums in FY2012.

#### HCV Owner Symposium

In FY2011 CHA held its 4th Annual Owner Symposium. This annual activity provides a platform where property owners and managers throughout the City of Chicago can learn how to improve their business and advance their property management skills. Property owners and managers have the opportunity to attend breakout sessions around the topics of property management, evictions, inspections, rent determination, property renovation, lead-based paint, property taxes, mold prevention, mortgages and fair housing. Through this venue, property owners and managers are able to learn about industry products and services through area vendors and share their knowledge through a number of networking opportunities. CHA plans to hold the 5<sup>th</sup> Annual Owner Symposium in FY2012.

#### HCV Peer-to-Peer Participant Forums

In FY2011, CHA launched the Peer-to-Peer Participant Forums to provide a platform where HCV Program participants can voice their concerns, ask questions, gain important information and interact with members of the HCV Participant Council. HCV participants share their experiences and provide helpful insight on how to leverage resources to be successful. In addition, these forums allow CHA to disseminate information directly to HCV participants to avoid misconceptions regarding HCV Program news and updates. CHA will continue to hold Peer-to-Peer Participant Forums in FY2012.

### ***Resident Services Program Initiatives***

#### Comprehensive Case Management Services

CHA currently offers comprehensive case management services with wrap-around services and intensive outreach to public housing families living in CHA properties or temporarily utilizing HCVs. After three years of administering this model and gaining a better understanding of the resident population, CHA plans to evolve the model in FY2012 to better align the services offered with resident needs. The new model, which will be implemented first as a pilot in one region, will primarily focus on employment, clinical, youth and senior services. The model will allow for alignment of services across housing types and will place a greater emphasis on leveraging existing community resources.



## Section Four



## Long-Term MTW Plan

## Section IV: Long-Term MTW Plan (Optional)

This section describes potential activities that CHA will investigate and possibly implement beyond FY2012. CHA will continue to use the flexibilities afforded by the MTW Demonstration Program to not only meet the statutory objectives of the program, but also to creatively achieve its goals.

### West End Mixed-Income Community

#### (formerly Rockwell Gardens/IL002107000, IL002120000, IL00214800)

Based on resident feedback from the West End community, CHA has undertaken a study to address the need for a community facility given the growing number of housing units in that community. With the assistance of a consultant, CHA is researching local community facility needs, and will subsequently evaluate whether local community service providers can meet that need. The consultant will provide a plan with options on how to best meet the demonstrated need and recommendations on how to finance any response that cannot be met with existing resources.

### Frances Cabrini Rowhouses (IL002039000)

CHA has reassessed its previous plans for the non-rehabilitated section of the Cabrini Rowhouses and will no longer support 100% public housing at the Rowhouse property. Therefore, CHA will work with the Cabrini-Green working group to incorporate the Cabrini Rowhouse property into the broader Request for Qualifications (RFQ) being developed by the Cabrini-Green working group which is planned to be finalized and released in FY2012. CHA remains committed to providing new and/or rehabbed housing units at this site while offering opportunities for residents of Frances Cabrini Rowhouses to participate in the planning process.

### Fannie Emanuel Senior Apartments (formerly Parkview/IL002065000)

CHA will explore options for this property including the possibility of other housing types that could provide additional opportunities for CHA's senior residents. This site is currently vacant and has remained closed since FY2007.

### Housing/Rent Reform

CHA is currently engaged in internal discussions around a broader housing/rent reform strategy for public housing and HCV programs. Goals of the housing reform strategy include providing incentives for work and self-sufficiency, streamlining programs and administrative processes, and graduating families who may no longer need assistance while continuing to serve low-income families in need of affordable housing in Chicago.

### Projected Unit Delivery through FY2015

CHA remains committed to the Plan for Transformation goal of bringing back 25,000 affordable housing units by FY2015 and will continue to redevelop new public housing units in mixed-income communities, acquire/rehabilitate public housing units through the Property Investment Initiative and utilize project-based vouchers through the Property Rental Assistance Program. The following table shows overall unit delivery projections for each year through FY2015.

Unit Delivery Projections through FY2015

	FY2011*	FY2012	FY2013	FY2014	FY2015
Total Housing Units Each Year	956	845	888	1,047	977
Cumulative Housing Units	21,243	22,088	22,976	24,023	25,000
Percentage of 25,000 Unit Goal	85%	88%	92%	96%	100%

\*Overall FY2011 unit delivery projections have been updated since the FY2011 MTW Annual Plan.



## Capital Maintenance Program

CHA's Capital Maintenance program will continue to protect the investment of the Plan for Transformation and extend the useful life of CHA's building inventory.

Public Housing 5-Year Capital Improvement Plan		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
	Total CHA Capital	2012	2,013	2014	2015	2016
<b>Sources of Funds</b>						
Capital Fund Program	408,938,317	87,716,658	84,646,575	81,683,945	78,825,007	76,066,132
HOPE VI Grants	22,658,850	22,658,850	0	0	0	0
Bond Proceed	11,437,229	2,317,353	2,301,917	2,289,141	2,274,314	2,254,505
Other Funding	5,926,592	5,334,242	0	592,350	0	0
General Fund Requirement	440,937,146	69,498,618	72,141,892	105,408,012	98,960,834	94,927,790
Projected Capital Fund Carryover	117,125,691	35,239,135	21,578,298	20,823,057	20,094,250	19,390,951
<b>Total Sources</b>	<b>1,007,023,825</b>	<b>222,764,856</b>	<b>180,668,682</b>	<b>210,796,505</b>	<b>200,154,404</b>	<b>192,639,378</b>
<b>Uses of Funds (1)</b>						
Category 1: Existing Redevelopment Commitments (2)	85,319,182	28,312,872	12,813,960	22,592,350	9,600,000	12,000,000
Category 2: Senior Housing	161,653,979	36,316,676	28,737,303	32,200,000	32,200,000	32,200,000
Category 3: Scattered Sites	243,669,117	27,604,853	49,616,500	57,699,265	54,527,399	54,221,100
Category 4: Non-202 Family Properties	62,911,213	13,811,146	7,600,066	15,500,000	16,000,000	10,000,000
Category 5a: 202 Family Properties	80,736,024	24,556,024	5,510,000	9,770,000	20,600,000	20,300,000
Category 5b: 202 Family Properties	54,986,252	20,086,252	16,000,000	7,900,000	2,800,000	8,200,000
Contingency	71,079,325	17,538,937	12,008,152	14,680,735	13,272,601	13,578,900
Architectural & Engineering	25,178,362	8,192,158	3,606,204	4,080,000	4,500,000	4,800,000
Construction Management	14,379,265	2,708,400	2,789,652	2,873,342	2,959,542	3,048,329
<b>Sub-Total - Project Capital Requirements</b>	<b>799,912,719</b>	<b>179,127,319</b>	<b>138,681,837</b>	<b>167,295,692</b>	<b>156,459,542</b>	<b>158,348,329</b>
Capital Maintenance	49,200,000	12,000,000	12,000,000	12,000,000	12,000,000	1,200,000
Development Management Staff and Expenses	14,686,559	2,766,281	2,849,269	2,934,747	3,022,789	3,113,473
Capital Construction Staff and Expenses	10,376,186	1,954,402	2,013,034	2,073,425	2,135,628	2,199,697
Environmental Consulting/Remediation includes CCD	34,230,006	7,165,000	5,385,000	6,765,000	6,826,006	8,089,000
<b>Total Uses</b>	<b>908,405,470</b>	<b>203,013,003</b>	<b>160,929,140</b>	<b>191,068,864</b>	<b>180,443,965</b>	<b>172,950,499</b>
<b>Bond Debt Service</b>						
Interest	46,113,354	10,196,853	9,739,542	9,252,641	8,735,439	8,188,880
Serial Principal	52,505,000	9,555,000	10,000,000	10,475,000	10,975,000	11,500,000
<b>Total Bond Debt Service</b>	<b>98,618,354</b>	<b>19,751,853</b>	<b>19,739,542</b>	<b>19,727,641</b>	<b>19,710,439</b>	<b>19,688,880</b>
<b>Total Expenditure</b>	<b>1,007,023,825</b>	<b>222,764,856</b>	<b>180,668,682</b>	<b>210,796,505</b>	<b>200,154,404</b>	<b>192,639,378</b>
<b>Cumulative Funding Availability / (Requirement)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>0</b>

## Section Five



## Proposed MTW Activities



## Section V: Proposed MTW Activities - HUD Approval Requested

This section contains information on proposed FY2012 MTW activities for which CHA is seeking HUD approval.

### Project-Based Voucher Program

#### Payments During Initial Occupancy – Existing New Construction and Substantially Rehabilitated Properties

To provide an incentive for participation in CHA's PRA Program and to ensure the long-term viability of existing, newly constructed and substantially rehabilitated properties, CHA intends to provide vacancy payments, as determined necessary on a project by project basis, during the initial operating lease-up period. Such an approach is consistent with practices in the affordable housing industry (i.e., initial operating reserve for tax-credit properties, provision of operating subsidy for mixed-finance and public housing properties, and allowable vacancy payments from execution of contract to initial occupancy in the Moderate Rehabilitation Program). These payments would allow developments to maintain a positive cash position in meeting operating expenses when all of the PRA units are not leased. This activity promotes one of the PRA program goals which is to provide housing for individuals from the CHA's waiting lists by incenting owners to identify and hold units vacant during the participant selection and eligibility process.

CHA is proposing to make payments for a period not to exceed 90 days from the execution of the HAP contract. These vacancy payments would be equal to 50% of the contract rent for the initial 60 days of the vacancy. CHA may determine that there is a reasonable opportunity to refer an applicant from its waiting list and may elect to pay an additional vacancy payment of 100% of the contract rent for the additional 30 days. Under no circumstances would the vacancy payments exceed the 90-day period. Payments would be contingent on the owner demonstrating compliance with program rules, including taking all feasible actions to fill the vacancies and not rejecting eligible applicants except for good cause acceptable to CHA. Further, CHA would not compensate landlords for units that receive funding from another source. This activity was proposed in FY2011 pending HUD approval of a previously submitted amendment to CHA's Amended and Restated MTW Agreement. This activity is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** CHA anticipates submitting an amendment to CHA's MTW Agreement for HUD approval in FY2011, in lieu of the amendment submitted in FY2010, in order to carry out this activity in FY2012.
- **Baseline:** In FY2010, CHA did not provide payments during initial occupancy for any newly constructed or substantially rehabilitated PRA/PBV properties.
- **Benchmark:** In FY2012, pending HUD approval, CHA anticipates providing initial operating vacancy payments to ten PRA developments and 40 units. It is anticipated that the cumulative total of these payments for FY2012 will not exceed \$100,000.
- **Data Collection and Measurement:** CHA will track the number of PRA developments and number of units that receive initial payments and are counted as expanded affordable housing opportunities.
- **Authorization:** Upon HUD approval of an amendment to CHA's Amended and Restated MTW Agreement, CHA will have authorization to carry out this activity.

#### Funding Supportive Services for Project-Based Voucher Program

CHA proposes to approve rents that include both the cost of the rental subsidy and the cost of support services. Such rents would be limited to supportive housing developments where an owner providing supportive services loses or is unable to obtain the funding to provide the supportive services, and has exhausted all other options. The costs of the supportive services will be included in the rent payment to the owner. CHA estimates a monthly cost of \$500 per voucher for single households and \$667 per voucher for family households to contribute toward supportive services. Such funding will enhance housing opportunities for families that without such services will not be able to sustain lease compliance and therefore run the risk of becoming homeless. This activity was proposed in FY2011 pending HUD approval of a previously submitted amendment to CHA's Amended and Restated MTW Agreement. This activity is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** CHA anticipates submitting an amendment to CHA's MTW Agreement for HUD approval in FY2011, in lieu of the amendment submitted in FY2010, in order to carry out this activity in FY2012.
- **Baseline:** Zero funding for supportive services for project-based voucher units prior to implementation.
- **Benchmark:** In FY2012, pending HUD approval, provide 15 PBV units with the cost of supportive services in FY2012.
- **Data Collection and Measurement:** CHA will track the number of applicable PBV units as well as the cost of supportive services absorbed into the rent subsidy.
- **Authorization:** Upon HUD approval of an amendment to CHA's Amended and Restated MTW Agreement, CHA will have authorization to carry out this activity.

#### PBV Rent Increase Policy

For the PRA program, CHA sought authorization to consider reasonable market rents for unassisted comparable units in high rent and/or opportunity areas in order to expand the availability of quality affordable housing to more neighborhoods. Through this authorization CHA has the flexibility to grant properties that use CHA project-based vouchers an annual rent increase based on a formula. In such cases, CHA will explore using Table One (1) Contract Rent (highest cost utility included) annual adjustment factors (AAFs) published by HUD in the Federal Register as the cap for rent increases subject to rent reasonableness. The anticipated impact of this activity is the rent increase will facilitate favorable financing by providing assurance that annual rent increases will be available to support the cost escalation factors in financing packages for the developments. This activity is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** This MTW activity was proposed in FY2011; however, CHA did not implement this activity. CHA is currently assessing options for implementing this activity in the future.
- **Authorization:** Attachment C, Section D (2)(a), which waives certain provisions of 24 C.F.R. 982.508, 24 C.F.R. 982.503, and 24 C.F.R. 982.518.



## Section Six



Ongoing MTW Activities



## Section VI: Ongoing MTW Activities - HUD Approval Previously Granted

This section contains information on CHA's ongoing MTW activities that have previously been approved by HUD that will also be carried out in FY2012. A summary table of ongoing MTW activities is also provided on p. 58.

CHA continues to work with HUD for technical guidance and feedback on MTW activity reporting requirements and to refine metrics in order to better track outcomes related to these activities. CHA is always seeking to use fact-based data and best practices in developing and measuring MTW activities. To date, outside evaluators have not been used to further assess CHA's ongoing MTW activities.

### Overall

#### Revitalization of 25,000 Units

CHA is committed to the goal of revitalizing 25,000 housing units by the end of the Plan. Each year CHA continues to make progress toward the goal by completing additional housing units and creating more housing options for CHA's residents. The impact of this activity is that more affordable housing opportunities are available to low-income residents in Chicago neighborhoods through rehabilitation, redevelopment, acquisition and the use of project-based vouchers. This activity was implemented in FY2000 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** CHA continues to make progress toward the goal of 25,000 housing units through continued redevelopment in mixed-income sites and rehabilitation of public housing as well as new initiatives such as the Property Investment Initiative and the Property Rental Assistance (project-based voucher) program.
- **Baseline:** CHA committed to revitalizing 25,000 housing units when CHA joined the MTW Demonstration Program.
- **Benchmark:** In FY2012, CHA will add 845 units to the overall housing stock, including public housing and project-based vouchers, bringing the total number of revitalized housing units to 22,088, which represents 88% of the 25,000 unit goal.
- **Data Collection and Measurement:** CHA tracks the number of units delivered based on the City of Chicago's certificates of occupancy and as well as project-based units under HAP contracts in Chicago.
- **Authorization:** Attachment D, Paragraph 1 and Amendment 3 of CHA's Amended and Restated MTW Agreement in which the 25,000 unit goal addresses the requirement of Section 204(c) (3) (c) of the 1996 Appropriations Act.

#### Comprehensive Low-Income Home Ownership Program

- **Description and Impact:** CHA seeks to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents. As a MTW agency, CHA is using regulatory flexibilities in order to expand the CTO Program by eliminating the HCV Program participation prerequisite. As a result of this activity, CHA anticipates meeting home ownership interests for a greater number of low-income families while also expanding the pathways to become and remain a home owner. The impact of this proposed program would be to increase both the avenues that lead to home ownership and types of housing options for low-income families. Participants of this program would receive a subsidy to be used toward the payment of their monthly mortgage obligation. Pre- and post-home ownership education and counseling requirements are an integral component to remain an eligible participant. Public housing families who do not meet HCV program income limits may still take advantage of counseling and other private incentives that may be available. This activity was proposed in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.
- **Status Update:** CHA will implement the Choose to Own program as an option for public housing residents beginning in September 2011. This policy was approved by CHA's Board in July 2011 as part of the FY2010 Amended HCV Administrative Plan.

- **Baseline:** Zero public housing residents have purchased homes through CHA's home ownership program.
- **Benchmark:** Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2012.
- **Data Collection and Measurement:** CHA tracks the number of homes purchased by both public housing residents and HCV Program participants.
- **Authorization:** Attachment C, Section B, Paragraph 1(b)(iii), and Attachment C, Section D, Paragraph 8 (a-b), which waives certain provisions of Sections 8 (o)(15) and 8(y) of the 1937 Act and 24 C.F.R 982.625 through 982.643.

## Public Housing

### Public Housing Work Requirement<sup>4</sup>

CHA implemented a work requirement in FY2009 as a condition of occupancy across its public housing stock. As part of the original requirement, every adult member of a public housing household, age 18 to age 61, or age 17 and not attending school full time, are to be engaged in employment or employment related activities for 20 hours per week, unless the resident is eligible for exemption or granted Safe Harbor. Residents who are approved for Safe Harbor have 90 days to become compliant with the work requirement, and property managers will continue to re-examine Safe Harbor status every 90 days to determine continued eligibility. If a resident is denied Safe Harbor, the resident has the right to grieve CHA's decision through the grievance process outlined in CHA's Resident's Grievance Procedure. CHA maintains resources to aid residents in fulfilling the work requirement through case management services and workforce development programs.

The impact of the public housing work requirement is a greater number of residents engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency. This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

- **Status Update:** CHA will continue to support residents in meeting the work requirement through education, workforce development and wrap-around services. With the BOC approval of the FY2011 ACOP, CHA has changed the age range of the work requirement to apply to adult members of public housing households age 18 to age 54, or age 17 and not attending school full time. Pending implementation of the FY2011 ACOP, CHA will mandate engagement with service providers for those with multiple safe harbor designations. Residents who receive a Safe Harbor designation will be referred to a service provider to create an Action Plan including what activities are occurring to move toward becoming compliant. Subsequent requests for Safe Harbor designation will lead to increased mandatory engagement with the service provider to ensure progress on Action Plans.
- **Baseline:** The number of residents in compliance as of the end of FY2011. (CHA will provide the exact number in the FY2011 Annual Report.)
- **Benchmark:** Upon implementation of the FY2011 ACOP, move 3% of those with a Safe Harbor designation to compliance in FY2012.
- **Data Collection and Measurement:** CHA tracks work requirement compliance at the time of re-examination using CHA's YARDI database. CHA tracks the changes in compliance status each year compared to the previous year's baseline.
- **Authorization:** Attachment D, Paragraph 21 of CHA's Amended and Restated MTW Agreement which gives CHA authority to implement a work requirement as a condition of tenant occupancy.

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<sup>4</sup> CHA's complete public housing work requirement policy is outlined in the FY2011 Admissions and Continued Occupancy Policy (ACOP), available at [www.thecha.org](http://www.thecha.org).



### Office of the Ombudsman

CHA established the Office of the Ombudsman in FY2008 to address the concerns of public housing residents in mixed-income communities. The Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities. The Ombudsman holds meetings for public housing residents renting in mixed-income developments in three regions—North, South and West/Central. The public is provided an opportunity to share comments and concerns at these meetings, and comments are collected, responded to, and posted on CHA's website. The impact of this activity is that, by providing designated CHA staff to assist public housing residents in mixed-income communities in resolving any public housing-centric issues that may arise, residents are able to adapt to their new communities. Having designated staff for this purpose also promotes efficiency by avoiding the duplication of efforts by various departments in response to inquiries directed to multiple departments. This activity is related to MTW Statutory Objective II: Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient. It is also related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** CHA continues to hold semi-annual Ombudsman meetings in the different regions. In addition to the meetings, the Office of the Ombudsman has conducted focus groups at mixed-income developments. In FY2012, the Office of the Ombudsman will hold a series of community engagement events for residents of mixed-income developments, including focus groups and social events, in addition to semi-annual meetings.
- **Baseline:** Zero meetings and resident participation prior to the creation of the Office of the Ombudsman in FY2008.
- **Benchmark:** Minimum of six meetings for mixed-income residents each year. Meetings will be semi-annual in at least three geographic regions – North, South, and West/Central.
- **Data Collection and Measurement:** CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.
- **Authorization:** Attachment D, Paragraph 20 of CHA's Amended and Restated MTW Agreement, which waives provisions of 24 CFR 964.18 as well as 24 CFR 964 Subpart B for mixed-finance developments.

### \$75 Minimum Rent

Through the approval of the FY2007 ACOP, CHA's Board of Commissioners approved an increase in the minimum rent<sup>5</sup> from \$50 to \$75 for the public housing program. The \$75 minimum rent was first implemented in FY2009, as resident re-examinations took place. The impact of the revised minimum rent level is an increase in rent collection revenue from residents paying the minimum rent. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** CHA will continue to enforce the \$75 minimum total tenant payment except in cases where residents are eligible for a hardship exemption.
- **Baseline:** Amount of revenue generated from using the previous \$50 minimum rent. In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent.
- **Benchmark:** CHA collects \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.
- **Data Collection and Measurement:** CHA tracks the amount of rent billed each month through rent payments at or under the minimum rent. CHA will compare revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.

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<sup>5</sup> Upon re-examination, each resident is given a choice to pay income-based rent (the higher of 30% of monthly adjusted income or 10% of monthly gross income) or a flat rent, which is based on the market rent for a comparable unit. The minimum rent is the minimum total tenant payment in the income-based rent calculation. Eligible residents may request a hardship exemption from the \$75 minimum rent.



- **Authorization:** Attachment C, Section C(11) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A. This allows CHA to determine the minimum rent amount.

#### Reasonable Cost Formula and Methodologies for Rehabilitation

Beginning in FY2008, CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits. The reasonable cost formula converts CHA's historical construction costs and market conditions into a table of limitations by unit bedroom size and building structure type. CHA updates the database with market data based upon the latest market conditions in Chicago. To establish reasonable cost limitations, data is extracted from the latest construction bids for rehabilitation activity and from evaluations of current market conditions, which are determined by conducting market research of escalation factors in industry publications.

The impact of the use of the reasonable cost formula for rehabilitation is that CHA can move forward with rehabilitation activity in alignment with established construction schedules in order to meet unit delivery goals while minimizing cost overages resulting from construction delays. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families, and MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** CHA has substantially completed rehabilitation of family properties as part of the Plan for Transformation. Pending future plans, CHA may utilize this flexibility which allows more units to be rehabbed under the reasonable cost limitations. CHA does not anticipate using this flexibility in FY2012.
- **Baseline:** The reasonable cost limitations established by HUD and approved in FY2008. The baseline is also the number of units CHA is able to rehabilitate without the reasonable cost limitations in a given year. However, CHA does not anticipate using this flexibility for rehabilitation projects in FY2012 pending changes to rehabilitation schedules for the year.
- **Benchmark:** The benchmark is the number of additional units CHA delivers through utilization of the reasonable cost formula. However, CHA does not anticipate using this flexibility for rehabilitation projects in FY2012 pending changes to rehabilitation schedules for the year.
- **Data Collection and Measurement:** CHA tracks the additional number of units that can be rehabilitated and delivered using the reasonable cost formula.
- **Authorization:** Attachment C, Section C(16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market as the cost control measure for quality construction work.

#### Reasonable Cost Formula and Methodologies for Redevelopment

In FY2010, CHA proposed reasonable cost limitations for its redevelopment activities that will replace HUD's current Total Development Cost (TDC) limits. Rising construction costs, reduced low-income housing tax credit equity prices, and reduced soft loan funds have combined to significantly reduce the number of new public housing units that CHA has been able to deliver annually over the past few years at its mixed-income development sites. The increased reasonable cost limits would cover the full cost of public housing units, as originally intended, and increase public housing opportunities on an annual basis. The impact of the increased reasonable cost limits is CHA will be able to finance the full cost of its public housing units in mixed-income redevelopments which will allow the tax equity and soft loan funds to be directed toward the construction of the accompanying affordable housing units at these mixed-income developments. The reasonable cost formula was approved by HUD in July 2010. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** The reasonable cost formula was used for the first time in the closing of the mixed-income phase, Park Boulevard IIA Rental, in June 2011 which will contain 46 public housing units. CHA anticipates using the reasonable cost formula to close and start construction on 19 public housing units at Oakwood Shores 2C and 47 public housing units at Lakefront Phase II by the end of FY2011.
- **Baseline:** Without the use of the reasonable cost formula for mixed-income redevelopment in FY2012, CHA would only be able to provide 94 public housing units across the phases projected to be under construction at Oakwood Shores 2C, Lakefront Phase II, and Park Boulevard (phases 2A/2B).
- **Benchmark:** Through the use of the reasonable cost formula in FY2012, CHA will provide an additional 52 public housing units across phases projected to be under construction at Oakwood Shores 2C, Lakefront Phase II, and Park Boulevard (phases 2A/2B), for a combined total of 146 public housing units in these deals.
- **Data Collection and Measurement:** CHA tracks the additional number of public housing units that can be constructed and delivered using the alternate reasonable cost formula.
- **Authorization:** Attachment C, Section C (16) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 6(b) of the 1937 Act and 24 C.F.R. 941.306. This allows CHA to establish an alternative reasonable cost formula reflecting CHA's actual costs experienced for construction activity in the local market for mixed-income communities as the cost control measure for quality construction work.

## Housing Choice Voucher Program

### Biennial Re-examinations of HCV Participants

CHA conducts biennial re-examinations for HCV Program participants to review family circumstances and establish continued eligibility for the HCV Program. CHA continues to recertify all HCV households biennially as it has since FY2004 for elderly/disabled households and for all households since FY2006. The impact of this activity is reduced staff time and administrative cost savings related to HCV re-examinations. CHA is able to redirect time savings associated with biennial re-examinations toward improved customer service initiatives. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures

- **Status Update:** In FY2012, biennial re-examinations will continue to result in reduced staff time and cost savings in the re-examination process.
- **Baseline:** In FY2005, 35,339 re-examinations based on required re-examinations for 35,339 HCV households, for a total of 70,678 hours conducting re-examinations.
- **Benchmark:** Conduct re-examinations on half of HCV households each year. In FY2012, conduct 17,782 re-examinations for a savings of 35,564 staff hours. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.
- **Data Collection and Measurement:** CHA tracks the number of hours it takes staff to complete re-examinations. CHA estimates it takes two hours of staff time to complete each re-examination. CHA will track the associated cost savings in FY2012.
- **Authorization:** Attachment C, Section D (1) (c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516.

### Exception Rents

In FY2010, CHA established criteria for the agency to self-certify exception rents that may be up to 300% of the established payment standard. Exception rents are part of CHA's strategy to expand housing choices for HCV participants through access to opportunity areas throughout Chicago with low poverty, quality schools, transportation access, and community amenities. Families in CHA's Mobility Counseling Program who move into Opportunity or Low-Poverty areas are eligible for exception rents, although participation in this program is not required to take advantage of this opportunity. The impact of this activity is that exception rents will increase the housing opportunities in neighborhoods that typically have higher rents in cases where rent may be an obstacle. This activity is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** CHA is currently in the process of redefining opportunity areas which will impact the broader implementation of exception rents beyond the initial pilot program. CHA anticipates new Opportunity Areas will be defined in the fall of FY2011. In FY2012, CHA plans to use the new Opportunity Areas to help HCV families move from community areas with high concentration of poverty to areas with greater community assets and lower poverty rates. HCV families may qualify for exception rents in order to access housing in these designated opportunity areas.  
(The tracking of this activity has been revised since the FY2010 and FY2011 MTW Annual Plans.)
- **Baseline:** Zero applications for exception rents were submitted and zero exception rents were granted prior to the implementation of this activity.
- **Benchmark:** CHA's goal is a 50% yearly increase in the number of HCV participants living in newly designated opportunity areas using exception rents. At the end of FY2012, CHA anticipates a total of 30 HCV participants to be utilizing exception rents in these areas.
- **Data Collection and Measurement:** CHA will track the number of approved exception rents and the increase in HCV households living in designated opportunity areas due to the use of exception rents.
- **Authorization:** Attachment C (D)(2)(a-c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Section 8(o)(1-3), 8(o)(7), and 8(o)(10) of the 1937 Act and 24 C.F.R. 982.308, 982.503, 982.507, 982.508, 982.518, and 982.451.

Owner Excellence - Acceptance of Passed Annual or Initial HQS Inspection for New Request for Tenancy Approval within 90 Days of Passed Date

Currently, CHA conducts an HQS inspection for each Request for Tenancy Approval received. As part of CHA's Owner Excellence Program, the HCV Program is proposing to approve tenancy for a unit that passed inspection within the previous 90 calendar days without a new inspection. This would reduce the amount of administrative costs and time spent re-inspecting units that have been recently determined by the CHA to meet the HQS standard. The impact of this activity is a reduction in staff time spent on conducting additional inspections of units passing inspections within the previous 90 days, which results in administrative cost savings. This activity is anticipated to be implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** CHA anticipates implementing the Owner Excellence Program in September 2011 based on BOC approval of the FY2010 Amended HCV Administrative Plan in July 2011. In FY2012, CHA estimates 1,500 owners with approximately 3,330 units will participate in the Owner Excellence Program.
- **Baseline:** Number of inspections conducted on units that passed inspections within the previous 90 calendar days for participants in the Owner Excellence Program, as of 12/31/2011.
- **Benchmark:** In FY2012, CHA anticipates a 30% reduction in inspection fees as zero inspections will be conducted on units that passed HQS within the previous 90 calendar days for units that are re-leased to HCV participants by owners participating in the Owner Excellence Program. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.
- **Data Collection and Measurement:** CHA will utilize its YARDI software system to identify units that were occupied by two different families within 90 days for units with owners participating in the Owner Excellence Program. CHA will calculate the number of units re-leased times the inspection fee and the number of inspections. CHA estimates 1,500 owners with approximately 3,300 units in the Owner Excellence Program. Based on a current move rate of 33%, CHA estimates 1,089 units with moves in the program. The estimated rate of units with a passing inspection less than 90 days old is 30% or 326.7 units.
- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

#### Owner Excellence - Vacancy Payments

As part of CHA's Owner Excellence Program, the HCV Program will provide a modest vacancy payment to participating owners who re-lease a unit currently on the HCV Program to another HCV participant. The purpose of this activity is to provide incentives to retain quality owners in the program and high-quality units, and to continue to provide viable housing options for families. The vacancy payments will last a maximum of sixty days. The unit shall be deemed vacant (A) commencing on the first day for which HAP is not paid for the unit following completion of a move out or termination of the Housing Assistance Payment Contract with the Chicago Housing Authority, and (B) ending on the day preceding the first day for which HAP is paid for such unit based on the execution of a new Housing Assistance Payment Contract with the Chicago Housing Authority not to exceed sixty days. 100% of the previous family's HAP will be paid to participating landlords with vacant units. The impact of this activity is an increase in the number of HCV units that are re-leased to other HCV participants. This activity is anticipated to be implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** CHA anticipates implementing the Owner Excellence Program in September 2011 based on BOC approval of the FY2010 Amended HCV Administrative Plan in July 2011. In FY2012, CHA plans to increase the number of HCV units that are re-leased to other HCV participants by owners in OEP.
- **Baseline:** Number of current HCV units re-leased to HCV participants as of 12/31/2011.
- **Benchmark:** In FY2012, CHA anticipates a 5% increase in units turned over to HCV participants by participating owners in the Owners Excellence Program.
- **Data Collection and Measurement:** CHA will use its YARDI software system to track the number of units that are re-leased to HCV participants by participating owners in the Owners Excellence Program.
- **Authorization:** Attachment C (D) (1) (d) of the MTW Agreement which waives certain provisions of Sections 8(o) (9) of the 1937 Act and 24 CFR 982.311.

#### Owner Excellence - Biennial Inspections

As part of CHA's Owner Excellence Program, the HCV Program is proposing to conduct biennial inspections on qualifying units, as defined by CHA, for participating owners. Qualifying units will meet strict eligibility criteria and exceed more stringent inspection standards. The impact of this activity is a reduction in staff hours spent on conducting inspections, which subsequently will result in administrative cost savings. This activity is anticipated to be implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** CHA anticipates implementing the Owner Excellence Program in September 2011. In FY2012, CHA expects to continue to reduce staff hours spent on conducting inspections, which subsequently will result in administrative cost savings.
- **Baseline:** Based on the number of HCV participants (36,333 as of 7/28/2011), CHA estimates that it spends 145,332 staff hours conducting annual inspections.
- **Benchmark:** In FY2012, CHA plans to have a total of 1,500 (OEP) units in a biennial inspection scheduled for a total saving of 6,000 staff hours. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.
- **Data Collection and Measurement:** Based on a time study conducted by HCV, CHA estimates that it takes four hours to conduct an annual inspection. In FY2012, CHA will continue to use its YARDI software system to track inspections and ensure that biennial inspections are conducted for qualifying units of owners in the Owner Excellence Program.
- **Authorization:** Attachment C (D) (5) of the MTW Agreement which waives certain provisions of Section 8(o) (8) of the 1937 Act and 24 CFR 982 Subpart I.

Elimination of Assets in Income Calculation

Effective on September 1, 2010 with CHA Board approval of the HCV Administrative Plan, CHA no longer includes income earned from assets as part of the HCV rent calculation. However, CHA continues to verify assets for the purposes of initial income eligibility for the HCV Program. The impact of this activity is a reduction in staff resources associated with verifying assets which will be redirected to ensuring improved and more accurate rent calculations. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** This activity was fully implemented in FY2011, and in FY2012, CHA will fully eliminate income earned from assets for each re-certified HCV household upon the second year of implementation through biennial re-examinations.
- **Baseline:** Prior to the elimination of asset calculations, CHA spent 5,951 staff hours annually on asset calculation.
- **Benchmark:** In FY2012, CHA will spend zero hours processing income from assets for participants at a savings of 5,951 staff hours annually.
- **Data Collection and Measurement:** CHA conducted a time study and determined it takes an average of 20 minutes to calculate assets. CHA tracks hours saved by the elimination of asset calculations.
- **Authorization:** Attachment C, Section D (2)(a) and Attachment C, Section D, (3)(b), which waives certain provisions of 24 C.F.R. 982.516 and 24 C.F.R. 982.518.

**Property Rental Assistance/Project-Based Voucher Program**Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties

CHA may increase the percent of assisted PBV units in certain projects above the regulatory limit of 25% per family building. CHA uses this flexibility to create innovative funding structures for PBV developments and enhance its Property Rental Assistance Program. The impact of making PBVs available in excess of the 25% limit is that more developers are enticed to preserve or create affordable housing, increasing the availability of quality housing options throughout Chicago's communities for low-income individuals and families. This activity was first implemented in FY2008 and is related to MTW Statutory Objective I: Increase housing choices for low-income families.

- **Status Update:** CHA is currently using this flexibility in four family PBV properties, including North Avenue Apartments (67% PBV/24 total/16 PBV), Rosa Parks Apartments (28% PBV/94 units/26 PBV), and Nuestro Hogar (26% PBV/35 total/11 PBV). CHA anticipates using this flexibility by the end of FY2011 at two additional sites, Ironwood Courts (30%/46 total/14 PBV) and St. Edmunds Court (28% PBV/36 total/10 PBV). CHA continues to pursue projects where PBV assistance exceeds 25% of total units in family properties.
- **Baseline:** Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.
- **Benchmark:** In FY2012, CHA plans to increase the number of PBV units to 30-40% of total units at Zapata Apartments (30%/61 total/18 PBV).
- **Data Collection and Measurement:** CHA measures the number of executed HAP contracts in family properties with PBV units that exceed 25% of total units.
- **Authorization:** Attachment D, Paragraph 6 of CHA's Amended and Restated MTW Agreement which waives Section 8(o)(13)(D)(i) of the 1937 Act and 24 CFR 983.56. This waiver provides CHA with the ability to supply more affordable housing units in family PBV buildings.

Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Re-examinations

CHA plans to train and certify qualified owners, as defined by CHA, in the Property Rental Assistance (PRA) Program to perform initial tenant eligibility determinations and re-examinations of PBV participants. CHA will require the owners to enter re-examination data into CHA's systems of record for transmission to HUD PIC, will monitor owner performance monthly, and will perform comprehensive quality control reviews. The anticipated impact of this activity



is to reduce costs, to minimize the duplication of effort, and to administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments. This activity was first implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** CHA will implement this activity in two stages beginning in FY2011 that correspond to the approval and execution of CHA's MTW HAP agreement. The first stage includes two developments totaling 44 PRA units: Park Apartments (30 PRA Units) and Ironwood (14 PRA Units) which will be placed under CHA HAP as construction is completed and will conduct and document initial eligibility for the 44 PRA participants.
- **Baseline:** In FY2010, CHA's costs were approximately \$558 per initial eligibility determination and \$37.16 per occupied unit.
- **Benchmark:** The second stage of implementation will include nine properties totaling 144 PRA units. Eight of these PRA properties executed a one-year HUD form HAP with CHA in FY2011 [G&A Senior Residence at West Ridge (18 PRA Units), San Miguel Apartments (14 PRA Units), G&A Senior Residence at Ravenswood (37 PRA Units), Sunnyside Kenmore Apartments (10 PRA Units), Howard Apartments (10 PRA Units), The Suites of Autumn Green at Wrightwood Campus (8 PRA Units), Victory Center of South Chicago Senior Apartments (18 PRA Units), Dr. King Legacy Apartments (10 PRA Units)]. These contracts will be renewed in FY2012 using the new CHA HAP agreement and an estimated 126 PRA re-exams will be performed and documented as required by the new HAP agreement. Zapata Apartments (18 PRA Units) is anticipated to reach construction completion in FY2012; this development will also execute the CHA HAP agreement and complete eligibility determination and documentation.
- **Data Collection and Measurement:** CHA will track the number of project-based voucher units where owners perform initial eligibility determinations and the number of PRA re-examinations and the associated cost savings. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.
- **Authorization:** Attachment C, Section D (1)(a) and Attachment C, Section D(1)(c) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of Sections of 8(o)(5) and 8(o)(7) of the 1937 Act and 24 C.F.R. 982.162 and 24 C.F.R. 982.516.

#### Ensure Excellent Maintenance of Quality Housing

CHA performs quality control inspections of Property Rental Assistance (PRA) units and developments consistent with best practices in subsidized-property management. CHA employs a model similar to one that is used by privately-managed public housing and mixed-finance developments. Under this approach, CHA will require owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually to insure that they meet HQS and Chicago Building Code. Such owners will be required to certify inspection results and confirm timely repairs. In addition, owners will be required to perform turnover and special inspections and to maintain documentation for CHA review. CHA will perform quality control inspections, review property records of inspections and repairs, and assess the overall property conditions annually. For all properties, CHA will reserve the right to inspect all units in the property as deemed essential to ensure that the property meets inspections standards. The anticipated impact of this activity is to reduce duplicative inspections as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans. This activity was approved in FY2011 and will be implemented in FY2012. This activity is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** CHA has not implemented this activity in FY2011. CHA will implement this activity in FY2012 as part of the PRA Annual Asset Management Review process. CHA will continue to inspect a minimum of 20% of PRA units per building during implementation of this activity. As CHA staff conducts annual reviews on property management maintenance files and tenant files, CHA will determine which owners have demonstrated successful property management knowledge and/or experience.

- **Baseline:** CHA spent approximately \$9 per project-based voucher unit inspection in FY2010.
- **Benchmark:** Phased implementation of this activity in FY2012 will be planned and executed after each property in the PRA portfolio have been evaluated using the Annual Asset Management Review process. CHA will estimate cost savings upon phasing in PRA properties for this activity.
- **Data Collection and Measurement:** CHA will track the number of annual and turnover unit inspections and the costs per inspection. Due to the current fixed fee contracts that CHA has with the contractors operating the HVC Program, CHA will provide the cost savings associated with this activity in FY2012.
- **Authorization:** Attachment C, Section D (5) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 982 Subpart I.

### 30-Year PBV Contract Commitments

To facilitate the expansion of affordable housing opportunities through the use of project-based vouchers, CHA will enter into new PRA Program project-based voucher HAP contracts for an initial term between one and 30 years. CHA utilizes MTW authority to enter into contracts that require an initial term of 16-30 years. These agreements will be made while CHA is a MTW agency and are subject to the availability of funding. CHA's relevant contracts include a clause stating that the duration period is pursuant to CHA's MTW authorizations. The impact of this activity is that it will assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing. The activity is a slight variation of the HUD regulations that provide for a 15-year contract term with an extension of up to 15 years, for a combined total contract commitment up to 30 years. Through this activity, contracts with an initial term of 16-30 years do not have the 15-year extension option. This activity was first implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** CHA initiated this activity in FY2011. Fifteen HAP contracts will be executed by the end of FY2011 representing a total of 298 PRA/PBV units. The following thirteen PRA properties have thirty (30) year contracts which total 254 PRA units: Greenwood Courts Apartments (5 PRA Units); Branch of Hope (56 PRA Units); Sankofa House (29 PRA Units); The Suites of Autumn Green (8 PRA Units); Karibuni Place (11 PRA Units); Los Vecinos Apartments (11 PRA Units); San Miguel Apartments (14 PRA Units); Thresholds Humboldt Park (33 PRA Units); Sunnyside Kenmore (10 PRA Units); Howard Apartments (10 PRA Units); Bettendorf Place (19 PRA Units); Hope Manor Apartments (30 PRA Units); and Hancock House (18 PRA Units). The following two (2) PRA properties have twenty (20) year HAP contracts which total 44 PRA Units: Park Apartments (30 PRA Units); and Ironwood Courts (14 PRA Units).
- **Baseline:** Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.
- **Benchmark:** CHA anticipates that in FY2012 most new construction projects will execute HAP contracts that exceed the 15-year initial term. It is also anticipated that approximately half the existing and substantial rehabilitated projects will be considered viable applicants for these contracts. Based upon these assumptions, approximately 20 new HAP contracts exceeding 15-year initial terms will be executed in FY2012 with a total of 400 PRA/PBV units.
- **Data Collection and Measurement:** CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.
- **Authorization:** Attachment C, Section D (2)(b) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 983 Subpart E.

### PRA Inspections

For the PRA Program, CHA will reduce the number of inspections required prior to lease-up of project-based voucher developments that are new construction or substantial rehabilitation. In cases involving such properties, CHA considers issuing Certificates of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards. CHA will not perform initial inspections on such units prior to entering into the PRA

Housing Assistance Payments contract. The impact of this activity is that CHA is able to make units available for occupancy more quickly by reducing the number of required inspections. This activity was first implemented in FY2011 and is related to MTW Statutory Objective I: Increase housing choices for low income families.

- **Status Update:** CHA initiated this activity in FY2011. Nine developments totaling 259 PRA/PBV units will execute HAP contracts by the end of FY2011 using the City of Chicago Certificate of Occupancy to evidence compliance with Housing Quality Standards. These developments include: Branch of Hope (56 PRA Units); Woodstock Commons Apartments (23 RHI Units); Ironwood Courts (14 PRA Units); Colonial Park Apartments (60 RHI Units); Bettendorf Place (19 PRA Units); Park Apartments (30 PRA Units); Independence Apartments (9 PRA Units); Hope Manor Apartments (30 PRA Units); and Hancock House (18 PRA Units).
- **Baseline:** Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a second inspection being conducted by CHA.
- **Benchmark:** CHA anticipates using the Certificate of Occupancy to evidence Housing Quality Standards compliance on all projects that have been newly constructed or that have completed substantial rehabilitation in FY2012. Approximately ten developments totaling 200 PRA/PBV Units will be eligible for this initiative in FY2012.
- **Data Collection and Measurement:** CHA tracks the number of new and rehabbed units under HAP contract and occupied more expeditiously.
- **Authorization:** Attachment C, Section D(7)(d)(ii) of CHA's Amended and Restated MTW Agreement, which waives certain provisions of 24 C.F.R. 982 Subpart I.

#### PBV Participant Transition to Housing Choice Voucher

Under the PRA program, CHA will reduce the turnovers in project-based voucher developments by allowing families only to receive a Housing Choice Voucher after two years of occupancy rather than one year (an exception exists for tenants currently residing in a supportive housing unit). The impact of this activity is a decrease in the administrative cost to issue vouchers for each PBV unit turned over. Moreover, this also assists PBV developments reduce turnover costs. This activity was first implemented in FY2011 and is related to MTW Statutory Objective III: Reduce costs and achieve greater cost effectiveness in federal expenditures.

- **Status Update:** All the non-supportive housing PRA/PBV HAP contracts executed in FY2011 are subject to the two (2) year tenancy requirements. By the end of FY2011, it is anticipated that approximately 18 PRA HAP contracts totaling 311 PRA/PBV Units will have new program participants that will be eligible for Housing Choice Vouchers after two years of occupancy.
- **Baseline:** Zero PRA units previously carried the two year occupancy requirement for tenants to receive a Housing Choice Voucher if a tenant wishes to move.
- **Benchmark:** The two year occupancy requirement will apply to all new participants who are offered housing in PRA units that associated supportive services. In FY2012, it is projected that approximately 14 PRA HAP contracts totaling 286 PRA/PBV Units will have this requirement.
- **Data Collection and Measurement:** CHA tracks the number of units under HAP contracts with this requirement.
- **Authorization:** Attachment C, Section D (7) of CHA's Amended and Restated MTW Agreement.

#### Summary of FY2012 Ongoing MTW Activities

FY2012 Ongoing MTW Activities

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Revitalization of 25,000 Units	Increase Housing Options	FY2000	<p><u>Description:</u> CHA will revitalize 25,000 housing units by the end of the Plan.</p> <p><u>Impact:</u> More affordable housing opportunities available for low-income residents in Chicago neighborhoods.</p>	<p><u>Baseline:</u> Redevelop/rehabilitate 25,000 units of housing.</p> <p><u>Benchmark:</u> In FY2012, CHA will add 845 units to the overall housing stock, including public housing and project-based vouchers, bringing the total number of revitalized housing units to 22,088, which represents 88% of the 25,000 unit goal.</p>	CHA tracks the number of units delivered based on City of Chicago's certificates of occupancy as well as project-based units under HAP contracts in Chicago.	Attachment D, Paragraph 1 and MTW Agreement, Amendment 3	Not applicable.
Comprehensive Low-Income Home Ownership Program	Self-Sufficiency	FY2011	<p><u>Description:</u> CHA seeks to enhance housing options for low-income families through the expansion of its HCV Choose to Own (CTO) Home Ownership Program to current CHA public housing residents.</p> <p><u>Impact:</u> Increase the avenues that lead to home ownership and types of housing options for low-income families.</p>	<p><u>Baseline:</u> Zero public housing residents have purchased homes through CHA's home ownership program.</p> <p><u>Benchmark:</u> Five public housing residents will purchase homes through CHA's Comprehensive Low-Income Home Ownership Program in FY2012.</p>	CHA tracks the number of homes purchased by both public housing residents and HCV Program participants.	Attachment C, Section B, Paragraph 1(b)(iii) Attachment C, Section D, Paragraph 8 (a-b)	Not Applicable.
Public Housing Work Requirement	Self-Sufficiency	FY2009	<p><u>Description:</u> CHA requires adult public housing household members to be engaged in employment or employment related activities for 20 hours a week unless the resident is exempt or granted Safe Harbor.</p> <p><u>Impact:</u> Greater number of residents engaged in employment, education, job training, and community service in order to achieve goals for self-sufficiency.</p>	<p><u>Baseline:</u> The number of residents in compliance as of the end of FY2011.</p> <p><u>Benchmark:</u> Move 3% of those with a Safe Harbor designation to compliance in FY2012.</p>	CHA tracks work requirement compliance at the time of re-examination. CHA tracks the changes in compliance status each year compared to the previous year's baseline.	Attachment D, Paragraph 21	Yes.
Office of the Ombudsman	Self-Sufficiency Reduce Costs and Cost Effectiveness	FY2008	<p><u>Description:</u> The Office of the Ombudsman serves as a liaison between residents and CHA leadership, while providing a forum for residents to learn about the benefits and offerings in the mixed-income communities.</p> <p><u>Impact:</u> Public housing centric issues that may arise in mixed-income communities are resolved and residents adapt to their new communities.</p>	<p><u>Baseline:</u> Zero meetings and resident participation.</p> <p><u>Benchmark:</u> Host a minimum of 6 meetings for mixed-income residents each year. Meetings are semi-annual in at least three geographic regions- North, South, and West/Central.</p>	CHA tracks the number of meetings and resident participants, and posts the meeting notes and responses on CHA's website.	Attachment D, Paragraph 20	Not applicable.
\$75 Minimum Rent in Public Housing	Reduce Costs and Cost Effectiveness	FY2009	<p><u>Description:</u> CHA increased the minimum rent from \$50 to \$75 for the public housing program.</p> <p><u>Impact:</u> Increase in rent collection revenue from residents paying the minimum rent.</p>	<p><u>Baseline:</u> In FY2008, CHA billed residents \$187,157 at or under the \$50 minimum rent.</p> <p><u>Benchmark:</u> Collect \$25 more in rent revenue for each eligible resident who pays the minimum rent each year.</p>	CHA tracks the amount of rent billed each month through rent payments at or under the minimum rent. CHA compares revenue from the \$75 minimum rent to revenue that would have resulted from the \$50 minimum rent.	Attachment C, Section C(11)	Not applicable.

## FY2012 Ongoing MTW Activities (continued)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Establishment of Reasonable Cost Formula and Methodologies for <u>REHABILITATION</u>	Reduce Costs and Cost Effectiveness  Increase Housing Options	FY2008	<u>Description:</u> CHA established reasonable cost limitations for rehabilitation activities in place of HUD's Total Development Cost (TDC) limits.  <u>Impact:</u> Meet unit delivery goals while minimizing cost overages resulting from construction delays.	<u>Baseline:</u> Reasonable cost limitations established by HUD and approved in FY2008. The number of units CHA is able to rehabilitate without the reasonable cost limitations in a given year.  <u>Benchmark:</u> The number of additional units CHA delivers through utilization of the reasonable cost formula. CHA does not anticipate using this flexibility for rehabilitation projects in FY2012 pending changes to rehabilitation schedules.	CHA tracks the additional number of units that can be rehabilitated and delivered using the reasonable cost formula.	Attachment C, Section C(16)	Not applicable.
Establishment of Reasonable Cost Formula and Methodologies for <u>REDEVELOPMENT</u>	Increase Housing Options	FY2010	<u>Description:</u> In FY2010, HUD approved reasonable cost limitations for CHA's redevelopment activities that replace HUD's current Total Development Cost (TDC) limits.  <u>Impact:</u> Finance the full cost of public housing units and increase public housing opportunities in mixed-income sites, which allows tax equity and soft loan funds to be directed toward accompanying affordable housing units at these sites.	<u>Baseline:</u> Without the use of the reasonable cost formula for mixed-income redevelopment in FY2012, CHA would only be able to provide 94 public housing units across the phases projected to be under construction.  <u>Benchmark:</u> Through the use of the reasonable cost formula in FY2012, CHA will provide an additional 52 public housing units across phases projected to be under construction, for a combined total of 146 public housing units in these deals.	CHA tracks the additional number of public housing units that can be constructed and delivered in mixed-income sites using the alternate reasonable cost formula.	Attachment C, Section C(16)	Not applicable.
Biennial Re-examinations of HCV participants	Reduce Costs and Cost Effectiveness	FY2006	<u>Description:</u> CHA conducts biennial re-examinations for HCV Program participants to review and establish continued eligibility for the HCV program.  <u>Impact:</u> Reduced staff time and administrative cost savings related to HCV re-examinations.	<u>Baseline:</u> In FY2005, CHA conducted 35,339 re-examinations based on required re-examinations for 35,339 HCV households. CHA spent 70,678 hours conducting re-examinations.  <u>Benchmark:</u> Conduct re-examinations on half of HCV households each year. In FY2012, conduct 17,782 re-examinations for a savings of 35,564 staff hours.	CHA tracks the number of hours it takes staff to complete re-examinations. CHA estimates it takes two hours of staff time for each re-examination.	Attachment C, Section D(1)(c)	Not applicable.
Exception Rents	Reduce Costs and Cost Effectiveness  Increase Housing Options	FY2010	<u>Description:</u> CHA self-certifies exception rents that may be up to 300% of the established payment standard to give eligible HCV participants access to neighborhoods that may require higher rents including areas designated as lower poverty, opportunity areas.  <u>Impact:</u> Increase housing opportunities of HCV Program participants in lower poverty, opportunity areas throughout Chicago.	<u>Baseline:</u> Zero exception rents were applied for or received prior to the implementation of exception rents.  <u>Benchmark:</u> CHA's goal is a 50% yearly increase in the number of HCV participants living in newly designated opportunity areas using exception rents. At the end of FY2012, CHA anticipates a total of 30 HCV participants to be utilizing exception rents in these areas.	CHA will track the number of approved exception rents and the increase in HCV households living in designated opportunity areas due to the use of exception rents.	Attachment C (D)(2)(a-c)	Not applicable.



FY2012 Ongoing MTW Activities (continued)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Owner Excellence-Acceptance of Passed Annual or Initial HQS Inspection for new Request for Tenancy Approval within 90 days of Passed Date	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> HCV will approve tenancy for a unit that passed inspection within the previous 90 days for participants in the Owner Excellence Program.</p> <p><u>Impact:</u> Reduce staff time spent on conducting additional inspections, which results in administrative cost savings.</p>	<p><u>Baseline:</u> Number of inspections conducted on units that passed inspections within the previous 90 calendar days for units with Owners in the Owner Excellence Program as of 12/31/11.</p> <p><u>Benchmark:</u> In FY2012, CHA anticipates a 30% reduction in inspection fees as zero inspections will be conducted on units that passed HQS within the previous 90 calendar days for units that are re-leased to HCV participants by owners participating in the Owner Excellence Program.</p>	CHA will identify units that were occupied by two different families within 90 days for units with owners participating in the Owner Excellence Program. CHA will calculate the number of units re-leased times the inspection fee and the number of inspections.	Attachment C (D) (5)	Not Applicable.
Owner Excellence-Vacancy Payments	Increase Housing Options	FY2011	<p><u>Description:</u> HCV will provide a modest vacancy payment to owners participating in the Owner Excellence Program who re-lease a unit currently on the HCV program to another participant.</p> <p><u>Impact:</u> Increase in the number of HCV units that are re-leased to other HCV participants.</p>	<p><u>Baseline:</u> Number of current HCV units re-leased to HCV participants as of 12/31/2011.</p> <p><u>Benchmark:</u> 5% increase in units turned over to HCV participants by participating owners in the Owners Excellence Program in FY2012.</p>	CHA will track the number of units that are re-leased to HCV participants by participating owners in the Owners Excellence Program.	Attachment C (D)(1)(d)	Not Applicable.
Owner Excellence-Biennial Inspections	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> HCV will conduct biennial inspections on qualifying units which meet strict eligibility criteria defined by CHA for owners participating in the Owner Excellence Program.</p> <p><u>Impact:</u> Reduction in staff hours spent on conducting inspections, which subsequently result in administrative cost savings.</p>	<p><u>Baseline:</u> Based on the number of HCV participants, CHA estimates it spends 145,332 staff hours conducting annual inspections.</p> <p><u>Benchmark:</u> In FY2012, CHA plans to save 6,000 staff hours based on a total of 1,500 OEP units.</p>	CHA estimate it takes four hours to conduct an annual inspection. CHA will track biennial inspections for qualifying units in the Owner Excellence Program.	Attachment C (D) (5)	Not Applicable.
Elimination of Assets in Rent Calculation	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA no longer includes income earned from assets as part of the HCV rent calculation.</p> <p><u>Impact:</u> CHA is able to reduce staff resources associated with verifying assets which will be redirected to ensuring improved and more accurate rent calculations.</p>	<p><u>Baseline:</u> Prior to the elimination of asset calculations, CHA spent 5,951 staff hours annually to process income from assets.</p> <p><u>Benchmark:</u> In FY2012, CHA will spend zero hours processing income from assets for participants at a savings of 5,951 staff hours annually.</p>	CHA conducted a time study and determined it takes an average of 20 minutes to calculate assets. CHA tracks hours saved by the elimination of asset calculations.	Attachment C, Section D, Paragraph 2(a) Attachment C, Section D, Paragraph 3(b)	Not applicable.
Exceed the Limit of 25% Project-Based Voucher Assistance in Family Properties	Increase Housing Options	FY2008	<p><u>Description:</u> CHA has authority to exceed the 25% limit for PBV units in family PBV properties.</p> <p><u>Impact:</u> Increase the availability of quality housing options throughout Chicago's communities, and in high rent areas, for low-income individuals and families.</p>	<p><u>Baseline:</u> Prior to FY2008, zero PBV family properties exceeded the 25% limit for PBV units.</p> <p><u>Benchmark:</u> In FY2012, CHA plans to increase the number of PBV units to 30-40% of total units at Zapata Apartments (30%/61 total/18 PBV).</p>	CHA measures the number of executed HAP contracts in family properties with PBV units that exceed 25% of total units.	Attachment D, Paragraph 6	Not applicable.

**FY2012 Ongoing MTW Activities (continued)**

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
Authorization of Qualified Owners/Property Managers to Perform Initial Eligibility Determinations and Reexaminations	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will authorize qualified owners in the PRA Program to perform initial eligibility determinations and re-examinations of PBV participants. CHA will implement this activity in two stages that correspond to the approval and execution of CHA's MTW HAP agreement.</p> <p><u>Impact:</u> Reduce costs, minimize the duplication of effort, and administer the PRA program using a best practices model for privately-managed mixed-income and public housing developments.</p>	<p><u>Baseline:</u> In FY2010, CHA's costs were approximately \$558 per initial eligibility determination and \$37.16 per occupied unit.</p> <p><u>Benchmark:</u> In FY2012, the second stage of implementation will include nine (9) properties totaling 144 PRA units for which HAP contracts will be renewed using the new CHA HAP agreement. An estimated 126 PRA re-exams will be performed and documented as required by the new HAP agreement.</p>	CHA will track the number of project-based voucher units where owners perform initial eligibility determinations and the number of PRA re-examinations and the associated cost savings.	Attachment C, Section D (1)(a) and Section D (1)(c)	Not Applicable.
Ensure Excellent Maintenance of Quality Housing	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will require PRA owners, through their property managers or contract inspectors that have demonstrated successful property management knowledge and/or experience, to inspect all project-based voucher units annually.</p> <p><u>Impact:</u> Reduce duplicative inspections as well as the associated tenant inconvenience in developments that have additional governmental funding such as tax credits and state-financed loans.</p>	<p><u>Baseline:</u> CHA spent approximately \$9 per project-based voucher unit inspection in FY2010.</p> <p><u>Benchmark:</u> In FY2012, phased implementation of this activity will be planned and executed after each property in the PRA portfolio been evaluated using the Annual Asset Management Review process. CHA will estimate cost savings upon phasing in properties.</p>	CHA will track the number of annual and turnover unit inspections and the costs per inspection.	Attachment C, Section D (5)	Not Applicable.
30-Year PBV Contract Commitments	Increase Housing Options	FY2011	<p><u>Description:</u> As part of the PRA project-based voucher program, CHA will enter into contracts that require an initial term of 16-30 years.</p> <p><u>Impact:</u> Assist developers to obtain better financial terms and help to ensure the long-term availability of quality affordable housing.</p>	<p><u>Baseline:</u> Prior to FY2011, zero project-based voucher contracts exceeded initial terms of 15 years.</p> <p><u>Benchmark:</u> CHA anticipates that approximately 20 new HAP contracts exceeding 15-year terms will be executed in FY2012 with total 400 PRA/PBV Units .</p>	CHA tracks and measures the number of executed HAP contracts with initial terms of 16 to 30 years.	Attachment C, Section D (2)(b)	Not applicable.
PRA Inspections	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will reduce the number of inspections required prior to lease-up of PBV developments that are new construction or substantial rehabilitation. CHA considers issuance of a Certificate of Occupancy by the City of Chicago as evidence of the property's compliance with Housing Quality Standards.</p> <p><u>Impact:</u> Make units available for occupancy more quickly by eliminating a 2nd inspection by CHA for each unit.</p>	<p><u>Baseline:</u> Zero units were previously inspected and issued Certificates of Occupancy by City of Chicago inspectors without a 2nd inspection being conducted by CHA.</p> <p><u>Benchmark:</u> Approximately ten (10) developments totaling 200 PRA Units will be eligible for this activity in FY2012.</p>	CHA tracks the number of new and rehabilitated units under HAP contract that are occupied more expediently.	Attachment C, Section D (7)(d)	Not applicable.

FY2012 Ongoing MTW Activities (continued)

Ongoing MTW Activity	Statutory Objective	Year Identified/ Implemented	Description and Impact	Baseline and Benchmarks	Data Collection and Measurement	MTW Authorization	Hardship Exception
PBV Participant Transition to Housing Choice Voucher	Reduce Costs and Cost Effectiveness	FY2011	<p><u>Description:</u> CHA will allow families to receive a Housing Choice Voucher after two years of occupancy rather than one year.</p> <p><u>Impact:</u> Decreases the administrative cost to issue vouchers for each PBV unit turned over and reduce turnover costs in PBV developments.</p>	<p><u>Baseline:</u> Zero PRA units previously carried the 2-year occupancy requirement for tenants to receive a Housing Choice Voucher if a tenant wishes to move.</p> <p><u>Benchmark:</u> In FY2012, approximately 14 PRA HAP contracts totaling 286 PRA/PBV units will have this requirement.</p>	CHA tracks the number of units under HAP contracts with this requirement	Attachment C, Section D (7)	Yes, for reasonable accommodation purposes.





## Section Seven



Sources & Uses of Funds



## Section VII: Sources and Uses of Funding

This section contains information on planned sources and uses of funding in FY2012.

### Planned Sources and Uses of MTW and Other Funds

#### Proposed FY2012 Sources of MTW Funds

MTW SOURCES	FY2011 Budgeted	FY2012 Proposed	Variance	%
<b>Low Rent</b>				
Operating Subsidy	158,608,147	\$ 146,571,336	\$ (12,036,811)	(7.6)
Tenant Rental Income	41,664,976	40,633,172	(1,031,804)	(2.5)
Investment Income	672,400	635,000	(37,400)	(5.6)
Other Income	976,889	1,009,890	33,001	3.4
Other Non-Operating Revenue			-	-
<b>Capital</b>				
Capital Grant Funds	74,124,124	122,955,793	48,831,669	65.9
<b>HCV</b>				
Housing Assistance Subsidy-MTW	358,670,383	354,632,868	(4,037,515)	(1.1)
Housing Assistance Subsidy- MTW Block Grant	93,318,493	138,068,937	44,750,444	48.0
Administrative Fees	26,143,639	20,521,207	(5,622,432)	(21.5)
Investment Income	1,727,600	3,100,000	1,372,400	79.4
<b>Total MTW Sources</b>	<b>\$ 755,906,651</b>	<b>\$ 828,128,203</b>	<b>\$ 72,221,552</b>	<b>9.6</b>

OTHER PROGRAM SOURCES	FY2011 Budgeted	FY2012 Proposed	Variance	%
Section 8 (Non-MTW)	8,614,018	8,671,179	57,161	0.7
ARRA - Formula Fund (Stimulus)	10,373,149	-	(10,373,149)	(100.0)
Hope VI	35,559,327	29,558,850	(6,000,477)	(16.9)
ARRA - Competitive Fund (Stimulus)	35,691,467	-	(35,691,467)	(100.0)
Other Funding	11,105,668	9,771,211	(1,334,457)	(12.0)
<b>Total Other Program Sources</b>	<b>\$ 101,343,629</b>	<b>\$ 48,001,240</b>	<b>\$ (53,342,389)</b>	<b>(52.6)</b>

GRAND TOTAL MTW & OTHER PROGRAMS	FY2011 Budgeted	FY2012 Proposed	Variance	%
MTW Revenues	\$ 755,906,651	\$ 828,128,203	\$ 72,221,552	9.6
Other Program Revenues	101,343,629	48,001,240	(53,342,389)	(52.6)
<b>GRAND TOTAL SOURCES</b>	<b>\$ 857,250,280</b>	<b>\$ 876,129,443</b>	<b>\$ 18,879,163</b>	<b>2.2</b>

**FY2012 MTW Sources Explanations (General Fund):**

1. Operating Subsidy calculation is based on 22,734 units less an adjustment for units scheduled for demolition and an appropriation level of 85%.
2. Tenant Rental projection based upon occupancy rates for each AMP (Asset Management Property).
3. Investment Income proposed budget based on projected portfolio balance multiplied by current U.S. Treasury Security benchmarks.
4. Other Income estimation based on revenue receipts from the lease of CHA rooftops and other miscellaneous revenue sources.
5. Capital funding is based on a FY2011 contract award of \$87.7 million and carryover from prior year grants of \$35.2 million.
6. Housing Assistance Subsidy (MTW/MTW Block Grant) revenue forecast is based upon 36,193 MTW vouchers and 13,524 MTW Block.
7. The projected Administrative Fees is income earned for administering the Section 8 (HCV and Mod-Rehabilitation) Programs.

**FY2012 Other Program Sources Explanations:**

1. Section 8 (Non-MTW) estimation based on 1,338 voucher units in the Mod-Rehabilitation Program and 50 Mainstream voucher units and 310 Veteran's Affairs Supportive Housing (VASH) .
2. Hope VI funding for FY2011 is projected to be spent for revitalization activities at ABLA, Madden/Wells, Rockwell Gardens, Robert Taylor and Stateway Developments.
3. Other Funding includes capital and non-capital income which will be used for redevelopment projects at Lake Park Crescent. Other Funds are also comprised of the following grants: MacArthur Foundation, Earnfare, Victim Assistance and the Resident Opportunity and Sufficiency Grant (ROSS).

**Proposed FY2012 Planned Uses of MTW Funds**

<b>MTW FUNDS</b>	<b>FY2011 Budgeted</b>	<b>FY2012 Proposed</b>	<b>Variance</b>	<b>%</b>
<b>Low Rent</b>				
Administrative	\$ 49,726,927	\$ 42,198,090	\$ 7,528,837	15.1
Tenant Services	379,244	450,000	(70,756)	(18.7)
Utilities	28,870,149	25,615,320	3,254,829	11.3
Maintenance	117,097,075	112,398,283	4,698,792	4.0
Protective Services	6,646,740	6,335,407	311,333	4.7
General Expense	6,603,686	8,219,550	(1,615,864)	(24.5)
Interest Expense	1,369,354	1,277,431	91,923	6.7
Equipment	368,500	840,000	(471,500)	(128.0)
<b>Capital</b>				
Administrative	4,571,188	3,423,445	1,147,743	25.1
Tenant Services	62,000	50,000	12,000	19.4
Maintenance	4,598,742	6,155,275	(1,556,533)	(33.8)
General Expense	1,351,058	1,199,829	151,229	11.2
Interest Expense	17,385,250	17,384,500	750	0.0
Capital Projects	74,271,250	164,143,951	(89,872,701)	(121.0)
<b>HCV</b>				
Administrative	14,559,380	14,146,510	412,870	2.8
Tenant Services	69,064,014	68,363,030	700,984	1.0
Maintenance	75,320	26,880	48,440	64.3
Protective Services	-	267,833	(267,833)	-
General Expense	236,391	1,000,000	(763,609)	(323.0)
Housing Assistance Payments	358,670,383	354,632,869	4,037,514	1.1
<b>Total MTW Uses</b>	<b>\$ 755,906,651</b>	<b>\$ 828,128,203</b>	<b>(72,221,552)</b>	<b>(9.6)</b>

<b>OTHER PROGRAMS</b>	<b>FY2011 Budgeted</b>	<b>FY2012 Proposed</b>	<b>Variance</b>	<b>%</b>
Section 8 (Non-MTW)	8,614,018	8,671,179	(57,161)	(0.7)
ARRA - Formula Fund (Stimulus)	10,373,149	-	10,373,149	100.0
Hope VI	35,559,327	29,558,850	6,000,477	16.9
ARRA - Competitive Fund (Stimulus)	35,691,467	-	35,691,467	100.0
Other Funding	11,105,668	9,771,211	1,334,457	12.0
<b>Total Other Program Expenditures</b>	<b>101,343,629</b>	<b>48,001,240</b>	<b>53,342,389</b>	<b>52.6</b>

<b>GRAND TOTAL MTW &amp; OTHER PROGRAMS</b>	<b>FY2011 Budgeted</b>	<b>FY2012 Proposed</b>	<b>Variance</b>	<b>%</b>
General Fund Expenditures	\$ 755,906,651	\$ 828,128,203	\$ (72,221,552)	(9.6)
Other Program Expenditures	101,343,629	48,001,240	53,342,389	52.6
<b>TOTAL EXPENDITURES</b>	<b>\$ 857,250,280</b>	<b>\$ 876,129,443</b>	<b>\$ (18,879,163)</b>	<b>(2.2)</b>

**FY2012 General Fund Explanations (MTW):**

1. Administrative expenses include cost for staff for central office support functions, fringe benefits and administrative sundry.
2. Tenant Services cost is based on expenditures for tenant relocation services contracts for the Chicago Department of Family and Support Services which include Early Childhood, Youth, Homeless Prevention and Senior Service programs, Family Works, Transitional Jobs and other housing and supportive services contracts.
3. Utility expense budget reflects projected costs for water, sewer, electricity and gas based on consumption and negotiated contracts with vendors.
4. Maintenance projection reflects costs for contracts and services for the upkeep and maintenance of CHA's privately managed properties, as well as maintenance cost for ITS computer hardware and software.
5. Protective Services costs pertain to services provided by the City of Chicago Police Department for targeted patrols, plus security services at CHA and its administrative locations.
6. General Expense reflects centralized costs for general liability and property insurance, worker's compensation and environmental liability and contingency.
7. Interest Expense for FY2012 represents the debt service principal and interest amount due on Bonds (\$9.4M Interest, \$8.0 M Principal).
8. Equipment costs pertain to communication servers, hardware and Enterprise Storage.
9. Capital Project costs are related to the planned rehabilitation and redevelopment activities as they relate to the Plan for Transformation.
10. Housing Assistance Payments are costs for administering the Section 8 (MTW) Program based on 36,193 MTW units and 13,524 MTW Block grant vouchers.

**FY2012 Other Program Explanations:**

1. Section 8 (Non-MTW) administrative budgeted costs for Mod-Rehab Program based on 1,338 vouchers, 50 Mainstream vouchers and 310 Veterans Affairs Supportive Housing (VASH) vouchers.
2. Hope VI budgeted costs are for capital projects related to the revitalization program under the Plan for Transformation. The activities will consist of predevelopment, construction cost and housing and supportive services for CHA residents.
3. Other Funding includes development and additional project costs for Lakefront Phase II Rental, administrative cost, funding for housing and supportive services for CHA residents.

**Planned Sources and Uses of the Central Office Cost Center (COCC)**

CHA will continue to utilize the Cost Allocation method for allocating central office costs. The Cost Allocation method is in compliance with OMB circular A-87. In line with HUD guidance on "asset management rules and MTW relationships," CHA has implemented a central office cost allocation plan in which the central office costs will be allocated to properties based on an Asset Management Project (AMP) unit to total CHA AMP units. Furthermore, in FY2012 CHA will continue to allocate frontline costs in accordance with CHA's cost allocation plan.

**Use of the Single Fund Flexibility**

As a MTW Demonstration program agency, CHA has the flexibility to combine funding sources, specifically the Public Housing Operating Fund, Public Housing Capital Fund and Section 8 Housing Choice Voucher Program funding sources. These funding sources provide CHA with increased flexibility in the design and administration of housing assistance programs for low-income families. During FY2012 CHA will continue to use our single fund flexibility to further support the three MTW statutory objectives (cost reduction, resident self-sufficiency and increased affordable housing options) by designing and/or continuing to implement progressive MTW programming.

During FY2012, CHA will use capital dollars as well as Section 8 MTW Vouchers from the single fund to support ongoing revitalization activities in an effort to further advance the progress of CHA's Plan for Transformation. In FY2012, an important focus for MTW fund utilization will be on the expansion of two programs: the Property Investment Initiative (PII) and the Property Rental Assistance (PRA) Program. PII allows CHA to buy and rehab foreclosed or available homes, while the PRA Program expands the use of project-based vouchers, allowing private property owners to offer affordable housing to low-income families.

Through the use of MTW funds, CHA will continue to implement resident service initiatives which connect individuals and families to workforce development and case management programs (FamilyWorks, CabriniWorks and Horner/Westhaven Engagement programs). CHA will apply MTW funds to support employment training and youth development, along with social service programming for senior residents. Furthermore, CHA through the use of MTW funds is creating programs that hold partners and CHA accountable such as the We Care Program that offers compensation due to staff inefficiencies, the Improving Properties Initiative that encourages neighbors to report poorly maintained properties or disruptive community behavior, and the Owner Excellence Program that rewards exceptional property owners.

Detailed below are descriptions of specific resident services initiatives CHA plans to continue in FY2012, all made possible through the utilization of CHA's single fund flexibility.<sup>6</sup>

#### ***Utility Assistance Programs***

CHA offers one-time assistance to eligible CHA residents to keep current with their utility payments and remain lease compliant. This initiative, referred to as the All Clear Program, started in FY2008 in partnership with ComEd to assist residents with electric bills. Eligible residents must pay 50% of the total amount of their utility debt, and the program provides the other 50% up to a maximum of \$250. Thus a maximum of \$500 may be received based on a resident contribution of \$250 and a program contribution of \$250. Residents are notified of their eligibility each year through notification letters and a special help line is set up to assist residents who are eligible to participate. Assistance is offered to eligible residents only until the funds are exhausted. Eligible residents may receive one-time assistance but are not eligible for future assistance.

#### ***Current Support to Families in the Process of Being Relocated***

CHA provides a variety of support options to families in the process of being relocated from a building undergoing rehabilitation or redevelopment as part of the Plan for Transformation. In accordance with the Relocation Rights Contract, CHA provides relocation notices to families impacted by building closure or consolidation and makes move-related payments. Additionally, residents are offered pre-move counseling, HCV mobility counseling, post-move counseling, unit tours, assistance in accessing other necessary services and support for residents in managing their household and adjusting to new communities. CHA also provides packing materials and moving assistance to families who are relocating.

#### ***Current Case Management and Workforce Development Activities***

CHA currently offers public housing families living in CHA properties or temporarily utilizing a Housing Choice Voucher a variety of case management and workforce development services including but not limited to the FamilyWorks, CabriniWorks and Horner/Westhaven Engagement Programs. These programs focus on identifiable outcomes, including permanent housing choices, lease compliance, employment preparation, placement, and employment retention. Providers under contract with CHA provide services directly to CHA families such as employment preparation and retention services to assist households in meeting lease requirements, housing counseling to assist households in making permanent housing choices in accordance with the Relocation Rights

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<sup>6</sup> CHA provides outcomes for these activities and programs described in its annual reports.



Contract, clinical/wellness services for individuals who may have an undiagnosed developmental disability or are in need of mental health or substance abuse treatment, and other supportive services to assist residents in their housing and employment goals.

Reserve Balances at the beginning of FY2012

**Level and Adequacy of Reserves**

<b>SECTION 8 PROGRAM</b>	<b>FY2012 Actual</b>
Section 8 Investment Reserve	\$ 100,836
Section 8 (MTW) Reserve	41,634
<b>Total Reserve Balances</b>	<b>\$ 142,470</b>

CHA's FY2011 reserve balance of \$142,470,000 will cover the FY2012 General Fund expenses.



## Section Eight



Administrative/Appendices

## Section VIII: Administrative

This section contains applicable information and administrative requirements as listed in Attachment B (Form 50900).

### Description of Any Planned Agency-Directed Evaluation of the Demonstration

CHA is not currently engaged in any agency-directed evaluations of its MTW Demonstration Program.

### Annual MTW Plan Certifications of Compliance

<b>OMB Control Number: 2577-0216</b> <b>Expiration Date: 12/31/2011</b>	
<b>Annual Moving to Work Plan Certifications of Compliance</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>
<b>Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan</b>	
<p>Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning FY2012 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:</p>	
<ol style="list-style-type: none"><li>1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.</li><li>2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;</li><li>3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.</li><li>4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.</li><li>5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.</li><li>6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.</li><li>7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part</li><li>8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.</li><li>9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.</li><li>10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.</li><li>11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).</li><li>12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.</li><li>13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.</li><li>14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.</li><li>15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.</li></ol>	
Attachment B 1	

**OMB Control Number: 2577-0216**  
**Expiration Date: 12/31/2011**

16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Chicago Housing Authority  
**PHA Name**

002  
**PHA Number/HA Code**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

James Reynolds  
**Name of Authorized Official**

Chairperson of the CHA Board of Commissioners  
**Title**

Signature

Date

Attachment B  
 2





October 12, 2011

**ITEM NO. B5**

**RECOMMENDATION TO APPROVE THE FY2012 MOVING TO WORK ANNUAL  
PLAN – PLAN FOR TRANSFORMATION YEAR 13**

To the Honorable Board of Commissioners

**RECOMMENDATION**

It is recommended that the Board of Commissioners approve the FY2012 Moving To Work Annual Plan – Plan For Transformation Year 13 (FY2012 MTW Annual Plan).

**EXPLANATION**

On January 6, 2000, the Chicago Housing Authority (CHA) Board of Commissioners approved the Plan for Transformation, which called for sweeping changes in both the administration and operation of CHA. The Plan for Transformation was approved by the U.S. Department of Housing and Urban Development (HUD) and incorporated into a Moving to Work (MTW) Demonstration Agreement, which was executed on February 6, 2000. The Agreement was subsequently amended in February 2001, requiring CHA to submit an annual plan to HUD, describing anticipated activities that will utilize MTW flexibility.

On June 26, 2008, CHA executed an Amended and Restated MTW Agreement (Restated Agreement) between itself and HUD, which supersedes the original MTW Agreement. The Restated Agreement extends CHA's participation in the MTW Demonstration to the end of FY2018. CHA's continued participation in the MTW Program is contingent upon adherence to the requirements set out in the Restated Agreement, which includes submission of an Annual Plan. The document represents CHA's FY2012 MTW Annual Plan and details CHA's anticipated activities for FY2012.

Per HUD guidelines, CHA has organized the discussions of activities in the FY2012 MTW Annual Plan under the following Sections: Introduction, General Housing Authority Operating Information, Non-MTW Related Housing Authority Information, Long-Term MTW Plan, Proposed MTW Activities – HUD Approval Requested, Ongoing MTW Activities - HUD Approval Previously Granted, Sources and Uses of Funds, and Administrative.

Each activity CHA seeks to engage in that either uses MTW funds or requires a MTW regulatory waiver, has to meet at least one of the following three MTW Statutory Objectives:

- **MTW Statutory Objective I:** Increase housing choices for low-income families.
- **MTW Statutory Objective II:** Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, educational programs, or programs

that assist people to obtain employment and become economically self-sufficient.

- **MTW Statutory Objective III:** Reduce costs and achieve greater cost effectiveness in federal expenditures.

Prior to submission of the FY2012 MTW Annual Plan to the Board, a 30-day public comment period was conducted wherein both residents and the public alike were able to submit comments orally and in writing, regarding the information contained in the proposed Plan. The public comment period ran from August 31 through September 30, 2011. During such time, on September 13, 2011, a public comment hearing was held. Prior to finalizing the FY2012 MTW Annual Plan, CHA gave consideration to comments received during the public comment period.

To this end, CHA has complied with the requirements of the Restated Agreement and HUD regulations regarding annual plans. CHA requests that the Board of Commissioners approve the FY2012 MTW Annual Plan, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations. Pending Board approval, CHA will submit the FY2012 MTW Annual Plan to HUD.

**RESOLUTION NO. 2011-CHA-125**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated October 12, 2011, requesting approval of the FY2012 MTW Annual Plan – Plan for Transformation Year 13, hereto attached.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the FY2012 MTW Annual Plan – Plan for Transformation Year 13, and the form, CHA Certifications of Compliance with MTW Plan Requirements and Related Regulations.

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to approve any final changes to the FY2012 MTW Annual Plan. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

**THAT,** this approval of the FY2012 MTW Annual Plan supersedes any and all conflicting language found in prior CHA MTW Annual Plans.

**THAT,** the Board of Commissioners hereby grants authorization to submit the FY2012 MTW Annual Plan to the U.S. Department of Housing and Urban Development.



## Appendices

### Public Comments

PUBLIC COMMENTS: Proposed FY2012 Moving to Work Annual Plan - Plan for Transformation Year 13 Public Comment Period: August 31 - September 30, 2011			
Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
1	Robert Whitfield [robertdwhitfield2@yahoo.com]	The following are some initial comments on portions of the Chicago Housing Authority's (CHA) proposed FY2010 Moving to Work (MTW) Annual Plan. These initial comments are specific to the Cabrini Row Houses.	Thank you for your comment.
2	Robert Whitfield [robertdwhitfield2@yahoo.com]	There is specific language on page 18 of the CHA's proposed MTW Plan that refers to the development and or rehabilitation of the Cabrini Row Houses. <i>CHA will continue discussions with partners, through the working group process, to explore a broader strategy for the future of Frances Cabrini Row houses, including the possibility of integrating other housing types, commercial, or other community components within or adjacent to the property. CHA remains committed to providing new or rehabbed housing units at this site while offering opportunities to residents of Cabrini Green to participate in future planning processes.</i>	The CHA has secured the services of an urban planning firm to facilitate discussions with the Cabrini Working Group to issue a Request for Qualifications leading to the procurement of two or more development teams to redevelop the remaining portions of the Cabrini community into mixed-income mixed use development. In 2012 the CHA will continue to work with the Cabrini working group to finalize the vision and release the final RFQ.
3	Robert Whitfield [robertdwhitfield2@yahoo.com]	The former CHA Chief Executive Officer (CEO) forwarded a June 26, 2008 letter to the U.S. Department of Housing and Urban Development (HUD) stating that the CHA Board of Commissioners had authorized the execution of the HUD Amended and Restated MTW Agreement. That executed MTW agreement contains language in Attachment D, page 41, that states that the Frances Cabrini Row Houses "... are not subject to the requirement to develop and carry out a plan for the removal over time from the public housing inventory". The language in that same paragraph also states that respect to the Cabrini Row Houses, CHA would "... expeditiously take steps so that substantially all vacancies can be brought on line in full compliance with Uniform Physical Condition Standards and in accordance with the Plan for Transformation."	On September 16, 2011 the current interim Chief Executive Officer issued a memo stating that the CHA has determined that it will not support the row house property remaining as 100 percent public housing. Rather, the CHA will actively support the creation of a mixed-income community at the property. Therefore the CHA will work with the Cabrini working group to incorporate the Cabrini Row Homes into the broader Cabrini Request for Qualifications being developed by the Cabrini working group.
4	Robert Whitfield [robertdwhitfield2@yahoo.com]	CHA actions from at least 2003 through the present, and more specifically from June, 2008 to the present, have not been consistent with the language in the Amended and Restated MTW indicating CHA would "expeditiously" move to bring all vacancies at the Cabrini Row Houses on line. The actions of CHA this week are also not consistent with written commitments made in numerous CHA Annual Plans from 2003 through 2009. CHA has, by its recent actions, created a situation that may remove any options for the possible rehabilitation of the Row Houses. This property is almost 70 years old, and the continuous delays by CHA will only increase the likelihood that the decaying conditions of these units will preclude rehabilitation, leaving demolition as the only option.	On September 16, 2011 the current interim Chief Executive Officer issued a memo stating that the CHA has determined that it will not support the row house property remaining as 100 percent public housing. Rather, the CHA will actively support the creation of a mixed-income community at the property." Therefore, CHA will work with the Cabrini working group to incorporate the Cabrini Row Homes into the broader Cabrini Request for Qualifications being developed by the Cabrini working group. The CHA will review the conditions of the buildings to determine cost effective options to mitigate deterioration.
5	Robert Whitfield [robertdwhitfield2@yahoo.com]	CHA should immediately meet with the Cabrini Green Local Advisory Council (LAC) and quickly negotiate a plan for the resumption of the rehabilitation of the Cabrini Row Houses.	In September of 2011 the current interim Chief Executive Officer met with the LAC President and the Cabrini working group regarding the Cabrini Row Homes. The CEO solicited input from all parties, and on September 16, 2011 issued a memo to the working group with his decision that the Cabrini Row Homes will be developed into a mixed-income community. The CHA will work with the Cabrini working group to develop a Request for Qualifications. LAC and community involvement in the future planning and development of the site will occur when developers are selected.



**PUBLIC COMMENTS:****Proposed FY2012 Moving to Work Annual Plan - Plan for Transformation Year 13****Public Comment Period: August 31 - September 30, 2011**

Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
6	Robert Whitfield [robertdwhitfield2@yahoo.com]	CHA is again requested to consider having additional public hearings to ensure that all public housing residents, and Housing Choice Voucher (HCV) and Project Based Voucher (PBV) participants affected by the proposed plan have an adequate opportunity to appear and comment on provisions affecting their respective programs. I note, for example, that one proposal is the elimination of the Earned Income Disregard (EID) for portions of the HCV program. That will not affect all HCV participants, but it will affect a significant number of participants. Therefore, CHA should attempt to add a hearing to accommodate those HCV participants; or at the least, mail notices to those individuals with information on that specific proposal to ensure they are aware of and can comment on that proposed change.	The CHA provides notice of the Annual Plan changes beyond those required by HUD Regulations. The proposal to eliminate EID is accompanied by a hardship exemption for any HCV participant who may be negatively impacted by this removal. It is not financially feasible for the HCV Program to mail notices to every household and owner engaged in the program.
7	Robert Whitfield [robertdwhitfield2@yahoo.com]	I did not find any reference in the Draft FY 2012 Plan to any current and or proposed redevelopment activity at Lathrop Homes, or Le Claire Courts. Does this mean that there will be no redevelopment or rehabilitation taking place at these sites in FY 2012? It seems to me that residents awaiting housing at these sites are severely disadvantaged in making informed choices about their permanent housing if they are not aware generally about what is currently happening at these sites, and what if anything is planned by CHA at these sites for FY 2012 and beyond. Does the absence of information about these sites mean that CHA has revised prior plans and now will not redevelop these sites? Certainly many current and former CHA residents still awaiting permanent housing may think that unless CHA provides specific information about each of these sites. A proposed CHA plan that completely omits these sites is puzzling. CHA should amend the Plan to include information on planned or proposed activity FY 2012 at both sites.	Thank you for your comment. The CHA will revise the Annual Plan to indicate the CHA will work with the Lathrop Working group and residents (both on site and neighbors) to redevelop the Lathrop community into a mixed-income community. Furthermore, the CHA will revise the annual plan to indicate that the CHA will select a developer for the future redevelopment of LeClaire into a mixed-income community and will work with the LeClaire working group, residents and neighbors on a plan to redevelop lckes.
8	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CHA Draft FY 2012 MTW Plan mentions lckes on one page, (p. 15) in a chart showing a grant for \$197,019. There is no explanation about what that grant is for? The plan should be amended to include information about what activities will be funded in FY 2012 with the \$197,019 grant for lckes.	CHA's 2012 Capital Budget has \$197,919 of funds budgeted for 'additional project costs' as approved by HUD. These funds are planned to reimburse the Habitat Company for costs incurred as the court appointed Gautreaux Development Manager during the drafting and release of the RFQ, and selection of a community development team at Harold lckes Homes. This information has been added to the annual plan.
9	Robert Whitfield [robertdwhitfield2@yahoo.com]	There is language on page 34 of the Draft FY 2012 MTW Plan that states CHA "may" submit applications in 2012 for NOFA issued by HUD for Cabrini Extension South, William Green Homes, and the Cabrini Row Houses. The same page has language indicating that CHA "anticipates releasing a Request for Qualifications" for these same three Cabrini sites. This seems to imply that CHA has already made a decision that the Cabrini Row Houses will not be rehabilitated; since CHA has never issued a Request for Qualifications (RFQ) for any CHA property that it has rehabilitated. The RFQ language on page 34, as it pertains to the Cabrini Row Houses, does not appear to be consistent with the language elsewhere in the Draft MTW Plan (page 18) indicating CHA is engaged in ongoing discussions to explore a strategy for the Row Houses. CHA should amend the language to clarify this ambiguity. Additional comments on the Draft FY 2012 Plan will be forthcoming.	On September 16, 2011 the current interim Chief Executive Officer issued a memo stating that the CHA will actively support the creation of a mixed-income community at the property. Therefore the CHA will work with the Cabrini working group to incorporate the Cabrini Row Homes into the broader Cabrini Request for Qualifications being developed by the Cabrini working group. The question of whether the Row Homes will be preserved or demolished will be the subject of a future community planning process with the selected developers and the HUD 106 Process. The Cabrini Working group, the residents, neighbors, and other stakeholders will be invited to participate in the planning process.



**PUBLIC COMMENTS:****Proposed FY2012 Moving to Work Annual Plan - Plan for Transformation Year 13****Public Comment Period: August 31 - September 30, 2011**

Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
10	Robert Whitfield [robertdwhitfield2@yahoo.com]	The attached letter from the Legal Assistance Foundation, dated September 12, 2011, responds to questions posed by CHA about the Cabrini Row Houses. The September 12th LAF letter supports the position of the Cabrini Green Local Advisory Council (LAC), and concludes that the Cabrini Row Houses should not be demolished. The letter states that the Row Houses should be rehabilitated as 100% public housing. The Central Advisory Council (CAC) continues to support the position of the Cabrini green LAC, supports the position taken in the September 12th LAF letter, and requests that the CHA modify the Draft MTW Plan, and that it begin planning for the immediate resumption of the rehabilitation of the remaining Cabrini Row Houses.	On September 16, 2011 the current interim Chief Executive Officer issued a memo stating that the CHA will actively support the creation of a mixed-income community at the property. The question of whether the Row Homes will be preserved or demolished will be part of a future procurement of developers and a community planning process with the selected developers and subject to the HUD 106 Process. The Cabrini Working group, the residents, neighbors, and historic preservation stakeholders will be invited to participate in the planning process.
11	Robert Whitfield [robertdwhitfield2@yahoo.com]	The resumption of the rehabilitation of the Cabrini Row Houses would be consistent with numerous unfulfilled commitments made by the CHA Board of Commissioners, beginning in Year Two of the CHA Plan. The Year Two CHA Plan, submitted in December, 2010, contained a chart on page 19 that indicated no demolition of any Row House units, the start of rehabilitation in April 2003, and completion of rehabilitation by 2004.	
12	Robert Whitfield [robertdwhitfield2@yahoo.com]	However, The CHA Annual Plans for Year Three and Year Four did not repeat those commitments, and listed the Row Houses as undecided, or TBD. Year Five of the CHA MTW Plan had the words rehabilitated next to Cabrini Row Houses (page 5), but had no schedule for the start of completion of the rehabilitation. The CHA Annual Plan for FY 2006 had a chart on page 2 that indicated that rehabilitation of the Row Houses would begin in 2006, and be concluded in FY 2008. The CHA MTW Plan for Year Seven had a chart on page 6 indicating that rehabilitation of the Row Houses would begin in 2008 and be completed in 2009.	On September 16, 2011 the CHA issued a memo stating that the CHA has determined that it will not support the row house property remaining as 100 percent public housing. Rather, the CHA will actively support the creation of a mixed-income community at the property. Therefore the CHA will work with the Cabrini working group to incorporate the Cabrini Row Homes into the broader Cabrini Request for Qualifications being developed by the Cabrini working group.
13	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CHA MTW Plan for Year Eight had a chart on page 5 that indicated that 50 units at the Cabrini Row Houses would be completed in FY 2007, 175 in FY 2008, 213 in FY 2009, and the remaining units finished by FY 2011. The CHA MTW Plan for Year Nine contained a chart on page 8 that indicated no Cabrini Row House units were completed in FY 2007; and that 100 would be completed in 2008, 100 in 2009, 100 in 2010, 100 in 2011, 100 in 2012, and 86 in 2013. The Plan has a statement on page 42 indicating that CHA would complete 100 units at the Cabrini Row Houses in 2008.	In 2009 the CHA completed 146 units, subsequently the CHA reassessed its previous plans for the Cabrini Row Homes and determined that it will not support the row house property remaining as 100 percent public housing. Rather, the CHA will actively support the creation of a mixed-income community at the property. Therefore the CHA will work with the Cabrini working group to incorporate the Cabrini Row Homes into the broader Cabrini Request for Qualifications being developed by the Cabrini working group.
14	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CHA Plan for Year Ten contained a chart on page 48 indicating 200 units planned for construction in FY 2009, including 100 units that were to be completed in FY 2008. CHA has not kept any of the commitments made for the Cabrini Row Houses, and the delay has severely limited the housing choices of Cabrini Green residents with a right to return. CHA should therefore begin resumption of the rehabilitation of the remaining Cabrini Row Houses as soon as possible.	On September 16, 2011 the CHA issued a memo stating that the CHA has determined that it will not support the row house property remaining as 100 percent public housing. Rather, the CHA will actively support the creation of a mixed-income community at the property. Therefore the CHA will work with the Cabrini working group to incorporate the Cabrini Row Homes into the broader Cabrini Request for Qualifications being developed by the Cabrini working group.
15	Adrienne Buchholz [adriennemfb@aol.com]	Stop jacking these people around! The CHA hasn't done anything but shuffle folks around and used convenient excuses to justify their every move. You're, unfortunately, a typical government agency. Go Carole Steele and the beat-up but not beat down residents!	Thank you for your comment.

**PUBLIC COMMENTS:****Proposed FY2012 Moving to Work Annual Plan - Plan for Transformation Year 13****Public Comment Period: August 31 - September 30, 2011**

Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
16	Leah Levinger	My name is Leah Levinger. I coordinate the Chicago Housing Initiative, which is a citywide coalition of community organizations working to preserve and improve low-income rental housing in Chicago. In the 2011 budget, CHA claims to have achieved 90 to 95% occupancy across its housing stock. Our coalition is here today to say we believe the truth of the matter to be shockingly different from what CHA certifies. Research this summer indicates that between 20 and 40% of the housing units that CHA owns and operates sit vacant, often for years on end, while over 68,000 families and seniors sit on waiting lists, sometimes for decades. Our research leads us to believe that somewhere between 3,000 and 6,000 of the apartments that the CHA claims it has made available to low-income households are in reality empty, housing no one.	
17		As a coalition we are working to track down these vacant public housing units. We found examples of vacant CHA buildings and units, often post rehab on all sides of the City and in all different types of CHA housing. Family housing. Senior housing. Scattered sites. During the hearing, members of our coalition will speak about some of the vacancies we have found so far. We are asking the CHA to account for why each of those units have sat vacant for years, while there is such homelessness in the City of Chicago and such an unending wait list. At Chicago Housing Initiative, we believe a home is a terrible thing to waste. A single home. And for the CHA to waste 3,000, possibly more, low-income homes for any period of time cannot be allowed to continue. You have to do better. We have to do better.	CHA's portfolio of public housing units has achieved a 98% occupancy rate of leasable units. Over the past 6 months, CHA has leased nearly 2,000 units to Chicago families and seniors, helping to meet the housing needs of low-income Chicagoans.  The Chicago Housing Initiative is counting units that are not habitable and/or offline in their analysis. Throughout the Plan for Transformation units can be designated offline, and therefore not available to lease, for a variety of reasons, including redevelopment, various community planning processes, retrofits to meet ADA requirements and overall updates and improvements. CHA has met with the Chicago Housing initiative to clarify their misinterpretation of the data. In addition, the CHA provided them with leasing information for ways they can assist in helping to provide housing to families and seniors in need of affordable housing.
18		As the new leaders comes to the CHA, our coalition requests the opportunity to work with CHA to ensure that every rehabilitated and revitalized unit and every unit of public housing that is in decent and livable condition, whether it is prerehabbed or post rehabbed, be leased and occupied immediately. Low-income families and seniors need housing now. We understand the CHA's mission to be providing housing to families and individuals in need. If that is the CHA's core mission, then achieving full occupancy in reality, and not just on paper, must become a central priority of the CHA in 2012. Tonight we formally request that the CHA set a goal in its 2012 MTW plan for achieving full occupancy this year and continue to prioritize families making 0 to 30% income of AMI. I will conclude by saying we are entering a period as a nation and a city where we have to do more with less. And the first step we can take towards that end is ensuring that we are using what we have to its fullest capacity. That's not the case right now. We look forward to making sure that becomes the case.	

**PUBLIC COMMENTS:****Proposed FY2012 Moving to Work Annual Plan - Plan for Transformation Year 13****Public Comment Period: August 31 - September 30, 2011**

Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
19	Liz Gray, Jane Adams Housing Caucus	My name is Liz Gray. And I'm a member of the Jane Adams Senior Caucus, and also the Chicago Housing Initiative. I'm here to comment specifically on the Parkview Senior Apartments, which I understand you have renamed Fannie Emmanuel. This is a 181 units that you vacated in 2007, but still received operating expenses for in '08. In 2009 you received \$725,000 in stimulus funds for boiler and plumbing repair. And then reported in the first quarter 2010 that it was completed. But here it is, the third quarter of 2011, a year-and-a-half later, and the building is still vacant. There has been no plans. And we see no plans for leasing it out. The Senior Caucus did engage in a series of quarterly meetings with the CHA beginning in '07, around three other senior buildings that you had also vacated. And these were Britton Budd, Kenmore, and Pomeroy. The Britton Budd, Kenmore, now the work is completed, and those buildings are fully leased out.	CHA has been exploring various options for the Parkview building since it was vacated. In the near future, CHA will conduct an open solicitation for concepts that would optimize the use of this building. Options could include ideas such as supportive housing for seniors. In the meantime, CHA has a significant number of senior designated buildings that have depleted waitlists. Information has been provided to members of the Jane Adams Senior Caucus so that they can refer seniors in need of affordable housing to CHA for assistance. Information can also be found on CHA's website at <a href="http://www.thecha.org/seniors">www.thecha.org/seniors</a>
20		And the Pomeroy is scheduled to open soon, and leasing is underway. So this should show you that there is a need, you know, a great need for senior and all kinds of subsidized housing. So we would like to engage with you as the Chicago Housing Initiative in another series of meetings to talk about specific properties that are vacant or have very few tenants, about leasing those out. We don't see it in your plan for next year. Thank you. Oh, my comment was about Parkview Apartments.	
21	Tami Love	Good evening everyone. My name is Tami Love. I work for the local neighborhood association. We are members of the Chicago Housing Initiative. And also, I work with Lathrop Homes which is CHA Public Housing. I have also – I also wear another hat. I'm a resident of North Lawndale. And so, as I notice that there is a high vacancy rate with CHA, especially in the Lathrop Homes Community with no plan to lease these units out. We were anxious to see if there was a plan, with the hope that there would be some mention of what was going to happen to these units. In noticing the vacancies in Lathrop, I started to look around my own community in North Lawndale. There are several CHA vacant units in North Lawndale that have been sitting vacant. I have been there 15 years. They have been vacant at least 8 to 10 years themselves.	Recently, the families at Lathrop Homes were relocated from the north end of the property to the south end of the property for operational reasons. All vacant units will remain vacant for a variety of reasons ranging from unit condition to the condition of the antiquated heating system. It is not economically practical or feasible to rehabilitate these units and repair the heating system especially considering that the development is undergoing a community planning process that will ultimately lead to a redevelopment of the property. It is the CHA's hope that residents and other community members will be engaged in this very important process.
22	Tami Love	We have done a little research. In some of these units have been rehabbed. Some of these buildings have been sitting for ten years or more. So we have talked to the neighbors, and they said you did a full renovation of these units. And I have some pictures to show you that I would like to submit as well. They are beautiful buildings and there is no families in them.	
23		My question to you is, who are you saving these units for? Because obviously it's not for the families that live in them. And our community alone in North Lawndale, there is a great need for decent affordable housing. I'm looking at housing there that is not being used up. I don't know why. I need you guys to tell me that. Your plan does not have a plan. Your plan does not mention the plan for those buildings in Lathrop Homes as well as these units. There are over 700 units vacant. You have consolidated the whole community Lathrop community on the south end of Lathrop Homes and doing beautiful landscaping to the front end, which is wonderful. But again, these units are left vacant. Your plan does not mention what are going to happen to these units in 2012.	

**PUBLIC COMMENTS:****Proposed FY2012 Moving to Work Annual Plan - Plan for Transformation Year 13****Public Comment Period: August 31 - September 30, 2011**

Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
24	Sandra Cornwell	We will see how I do. I am a resident of Lathrop Homes. I have volunteered on the river front. And I was told that if we – if the trees and flowers and took care of the land, that we would place – there would be a place here for us. That our community would be here to stay. That in the future, young families could find a home in Lathrop Homes. Now, we have been told differently. Now we are being lied to, abused and cheated out of our community. What will happen to us? I'm still asking, what will happen to Lathrop Homes? I'm Sandra Cornwell, Lathrop, LAC, secretary.	Families who were residents of Lathrop Homes at the time of the 2011 consolidation were offered the option of remaining at Lathrop Homes as the planning process proceeds. These families were not forced to leave Lathrop Homes. It is the CHA's hope that residents and other community members will be engaged in this very important community planning process that will help shape the future of Lathrop Homes.
25	Christopher Curtis	Good evening. I'm Chris Curtis, a resident of. My input, it sounds good for 2012. It sounds good for the 2012 plan. But my question to Kellie, what is going to take place when all the high rises is gone from Public Housing? Would you mind it – is it going to take place in 2012? I don't know if you have a budget set to the side. Do you mind asking how the budget go for next year about all the public housing are being torn down? May I ask that question?	Thank you for your comment. CHA will revise the Annual Plan to provide updates on sites currently in the planning process.
26	Christopher Curtis	I got a written question here from the residents that used to live there. They say they want two stores put in there in 2012 or 2013. We have some 2012 or 2013. Two stores for the residents. It could be a Goldblatts for the residents, or it can be a school. You have six vacant lots sitting there all – where all the public housing has been torn down. What is the purpose of the land sitting there if the money can be spent on 2013 or 2015? One of the residents is not here to speak, asked me to speak for them.	CHA is unable to provide a specific response since a property or address was not identified. Please feel free to contact CHA if you have additional questions.
27	Deborah Taylor	My name is Deborah Taylor. I'm with the Chicago Housing Initiative and the Lake Park East Tenant Association and South Side Organizing For Power. I want to thank you for the opportunity to speak about Dante-Harper. Dante-Harper is a 50-unit scattered site property located in the South Shore Community. At least 36 units of the Dante-Harper site on 69th and 70th Street received substantial rehab and in the 2000s. CHA vacated this property in June, 2005 stating that the units need to be re-repaired. And the residents would be returned in a year. Six years later, the units remained vacant and boarded up.	The CHA is working with a developer to develop the Dante Harper property into a mixed-income community.
28		Now CHA states verbally it's looking to sell or convert the property, while written documents in 2011 promise that 36 units will remain subsidized. This development is not mentioned at all in the 2012 plan. The CHA's mission is to house low-income individuals. It's egregious that the CHA has left 36 units at this site vacant for over six years. This is a 36-family– that is 36 families every year who could have been helped each year between 2005 and today. It is unacceptable for another year to go by with these homes being wasted. Leasing up this development must be part of the CHA plan for 2012. Follow your mission, CHA. Lease up the units that are inhabitable and decent for those families that have the right to return or who have been parked on the waiting list indefinitely, and for those who are 0 to 30% of the AMI. Do it now. Respectfully submitted.	

**PUBLIC COMMENTS:****Proposed FY2012 Moving to Work Annual Plan - Plan for Transformation Year 13****Public Comment Period: August 31 - September 30, 2011**

Row #	INDIVIDUAL OR ORGANIZATION	COMMENT	CHA RESPONSE
29	Fulton Morgan Jackson Soyoko	My name is Sondra Fulton Morgan Jackson. The problem is, I have been homeless for 12 years. I had Section 8. Every house I went to, it was unsuccessful. I called 311 and made the complaint. But I went to court. I lost the Section 8. It's not my fault that you put me in a burning building. This is not my fault you put me in a dirty leasing landlord property. Every property that I went to was not suitable. I got asthma. I got allergies. I just left the hospital because of this situation. And in the meantime, I was – I mean, I was a property owner at Dearborn Homes. I'm supposed to be able to get back in Dearborn. I was unable to get in Dearborn Homes. I have been homeless for 12 years.	The Housing Choice Voucher Program provides for participants to have an informal hearing upon termination from the program in order that no one is wrongfully terminated.  CHA regrets that our housing waiting lists are not currently open. The Housing Choice Voucher Program has a customer service call center that may be able to provide other affordable housing resources at 312.935.2600.
30	Fulton Morgan Jackson Soyoko	My son been shot. And he need an operation. We need a place to stay. I don't need you all to sit hear and say you all have these plans because evidently the new houses that you got, do not work. They been broke down, and in six months the stuff fall apart. You have – you ya'll have complaints, but you just don't want to do the work. Now I need a place to stay. My son need a place to stay. And that don't make no sense, why I got to go around trying to find somebody and my income isn't suitable but you say it's adjustable. Then you sit up here and say it's affordable income [housing]. Evidently it's not affordable because I have SSI, and I cannot get a place. And I'm not begging for nothing. There is going to be a lawsuit because the judge shook my hands, said baby, you got another case. It's discrimination.	CHA regrets that our housing waiting lists are not currently open. The Housing Choice Voucher Program has a customer service call center that may be able to provide other affordable housing resources at 312.935.2600.
31		And it doesn't make sense that you all put us out here. And I didn't ask to be. I worked for housing, and I know what the system is about. I also worked for Chicago Housing, I am – I mean, Chicago Public Library. I got fired on sick leave. I didn't ask to be that way. My daughter got raped by her daddy. And her son got raped. And it got covered up, and it don't make no sense. And I want to know what ya'll plan on doing. And I should not have to run around going to different hospitals to let you know that your city is included. Your vents need to be cleaned, especially the disability. The rugs need to be washed because people have allergies.	
32	J. Brian Malow	Jay Brian Malone. Just have a question about the plan for Lake Parc Place. As of today, we found out that there is one vacancy out of 280 units. We are hearing that part of it is to make the building ADA compliant. The idea that one building is going to make up for all the lack of – for all the lack of compliance across the south side and CHA buildings. So we just want to know what the plan is for Lake Parc Place.	Lake Parc Place is currently going through work that will bring ADA units to the building to serve those who need accessible units. CHA is working with the residents of this building to ensure that there is minimum disruption to them as possible during this process.
33	Willie JR Fleming	Giving praise to God who is the head of my life. I'm here to discuss the relocation process and some things in our annual plan that is not being taken into account. First I would like to recommend that CHA provide a public review of complaints around – surrounding relocation so that future relocatees know what they are up against. There are residents being pushed into high crime areas. Areas where violence and tension is caused by social and cultural breakdown. For instance, there is an issue of violence in Wentworth. Wentworth is still a community that is being offered to residents for relocation. Its violence is coming out of fear, you know. There is no social or cultural approach toward relocation. I'm not saying that your partners are failing. I'm saying that the percentage is too high. Families are being attacked. Folks are afraid to move into new communities.	Families going through the relocation process work very closely with CHA Relocation staff in order to make informed decisions on the communities that they are considering. Families who have particular concerns should work with their FamilyWorks provider to get assistance in addressing their concerns.



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34	Willie JR Fleming	CHA was offered several opportunities to do checkerboard. Fix it up first. Move people right in. Keep them in their community. People feel like they are being infringed upon. That's one of the issues. Another issue is that the actual contract of social services. There seems to be a problem with these social service agencies who are supposed to be providing assistance for evictions. Assistance helping people make this transformation, which is such a big part of these families lives, you know, a smooth process. So we ask that the CHA provide public records of the complaints that residents have had because a lot of residents are becoming reactionary to the violence they are receiving. And a lot of people think it's just the residents norm, wanting to fight. People are being attacked. And when you're attacked, you're going to fight to defend your family. I'm not here to complain about why folks are fighting.	Please review the April 2011 report on Plan for Transformation Relocation. It can be found at <a href="http://www.thecha.org/pages/plans__reports__policies/40.php">www.thecha.org/pages/plans__reports__policies/40.php</a>
35		I'm just telling you that the CHA has a responsibility, as it did when it went to Congress for the Plan For Transformation was allocated and appropriated federal funds to deal with these issues. They are not being dealt with. But yet and still, the CHA is moving forward evicting more residents out of row houses, only to move them into high crime areas and areas of high poverty. I want CHA to look at its Plan For Transformation and make successful the relocation. We know that's the 15 or 10% residents are being pushed into Englewood, Roseland, Lawndale, Auburn Gresham, all high crime areas. These are not opportunity to moves.	Families who must relocate due to redevelopment make the ultimate decision as to where they will live. CHA makes every effort to ensure that residents have the information and resources they need to move into safe, diverse neighborhoods that work for their families. CHA's relocation provider and mobility programs offer mobility counseling and other assistance, including community tours to low poverty and opportunity areas and information about the resources available in those areas; workshops on home maintenance, financial management and tenant rights; hands-on assistance in fostering landlord-tenant relationships, such as transportation to appointments; post-move follow-up; developing relationships with landlords in low poverty and opportunity areas; and connection to case management services (e.g. FamilyWorks) to address any barriers to successful relocation and resident self-sufficiency. These relocation moves are not evictions as you stated.
36	Miguel A. Suarez	My name is Miguel Suarez. I'm from the Lathrop community. My comment is on vacancies. Presently at Lathrop there are over 700 vacant units. The leasing was frozen about eight years ago. There are many families in need of housing, and many families are homeless. My question is, why aren't these units that are vacant being filled? It may be a rhetorical question because I don't think I'll get an answer to that one today.	Recently, the families at Lathrop Homes were relocated from the north end of the property to the south end of the property for operational reasons. All vacant units will remain vacant for a variety of reasons ranging from unit condition to the condition of the antiquated heating system. It is not economically practical or feasible to rehabilitate these units and repair the heating system especially considering that the development is undergoing a community planning process that will ultimately lead to a redevelopment of the property. It is the CHA's hope that residents and other community members will be engaged in this very important community planning process.
37	Miguel A. Suarez	But anyway, I would like to place that question. Also, I believe that we should have some kind of way that we can stay in contact with CHA with us, the community, where we can follow the progress that's being made along whatever decisions are being made. Thank you.	Please visit our website at <a href="http://www.thecha.org">www.thecha.org</a> for information regarding community development, resident programs as well as upcoming public comment periods.
38	Jeffrey Beckom	Why is the waiting list for housing so long? Why don't you get a response one way or another if you've been accepted for an apartment for living?	The waiting list for the Housing Choice Voucher Program is currently closed. Please visit <a href="http://www.cityofchicago.org/housing">www.cityofchicago.org/housing</a> to search for affordable housing units.  There is a need to give opportunity for existing residents a right to return during the rehabilitation and redevelopment of CHA's entire housing stock. Given the complexity and resources necessary to give a fair opportunity, the list is only opened periodically.

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39	Judy A. Moses	The people who spoke out have serious concerns. Please take action because it will get worse.	Thank you for your comment.
40	Coleman Pierce	Renovate Cook County Hospital to house the houseless and set up a day care inside. Also set up job training for the underemployed people in the Chicago community.	Thank you for your comment.
41	Esau Zulu	Everybody, I want to make a comment. My name is Esau Zulu. I want to speak to the heads of the CHA about the fact that the people who live in the housing – you know, there's a lot of violence. They're not all unintelligent people. You go and hire people from other areas to do janitorial work. It could be done by the tenants. If people took time out to approach people with rational, simple thinking, it could change the world. Somebody is not having – using foresight. It needs to be done. Because I live in Lakeview Housing, and it's an old man who come out every morning and sweep the streets. I help him. There's a lot of young people over there that needs to be making \$5, \$6 an hour.	Thank you for your comment.
42		Come on now. If you are in leadership position, then you should consider what I'm saying and use people who have skills, different things to go ahead and sit with the community. Do some counseling. Talk to the young boys around. Them young boys are not all crazy. They are stagnating. That's stress. When you want to look tough. You want to act tough. Think tough. You could do more. There's a lot I could do to help. I don't need you to pay me. I just need someone to put out some ideas to see some things manifest. It doesn't have to be like this nowhere. The violence is all about stress.	Thank you for your comment.
43	Mary Gill	I would like to apply for a Housing Choice Voucher. In order to move out of the Uptown community where my son Brian was shot down on 8/28/11. Being here at this address is now affecting my mental health.	We are very sorry for your loss. CHA will talk with you offline.
44	Robert Whitfield [robertdwhitfield2@yahoo.com]	These comments are primarily about Lathrop Homes, and the Cabrini Row Houses. Words matter. The comments during the public comment period of the September 20th CHA Board of Commissioners meeting indicate a tremendous amount of frustration about the lack of progress on the redevelopment of Lathrop Homes. Similar comments have been voiced about the Cabrini Row Houses. The CHA Board of Commissioners stressed the importance of CHA residents participating in CHA Working Groups. Participation in CHA Working Group Meetings is important, however, that participation can be meaningless if critical decisions continue to be made without involvement of all members of the CHA Working group, including CHA resident members of the Working Group. Consider the following:	The process of involving the Lathrop and Cabrini residents and their neighbors is critical to the development of a successful mixed-income community. Developing a consensus among a diversity of opinions is a time intensive process that CHA takes seriously. The CHA will continue to seek input from all members of the working groups for consideration prior to rendering its decisions.  On September 16, 2011, the CHA issued a memo stating that the CHA has determined that it will not support the row house property remaining as 100 percent public housing. Rather, the CHA will actively support the creation of a mixed-income community at the property.
45	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CHA MTW Plan for Year Two was approved by the CHA Board in December, 2000. That CHA MTW Plan contained capital construction charts that indicate that construction and rehabilitation at Lathrop Homes would begin in August, 2003, and be completed in December, 2004. (page 17) The Year Two Plan also indicates that the rehabilitation of the Cabrini Row Houses would begin in April, 2003, and be completed in December, 2004 (page 19). Neither chart indicated any demolition occurring at either site. The MTW Plan for Year Four indicates that Lathrop Homes and the Cabrini Row Houses had been placed in an "undecided" category. The residents associated with the Lathrop Homes and Cabrini Working Groups do not recall discussions or decisions by those Working Groups agreeing to the placement of these sites in the category of "undecided". The CAC commented on this in its comments on the CHA Draft MTW Plan for Year Four.	The CHA only convenes working groups at developments the housing authority decides will undergo mixed-income development. The purview of working groups is to provide the CHA input on the redevelopment of a site into a mixed-income community. The unit projections in the annual plan are based on a myriad of factors. When a particular working group reaches the planning stage of a specific phase, the CHA and developer will share with the working group its refined unit delivery projects for that phase.

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46	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CHA Year Eight MTW Plan indicates 50 units would be completed at Lathrop Homes in 2011, 50 in 2012, and another 300 units completed by 2015, at the end of the CHA Plan. The same Year Eight Plan indicates that CHA would rehabilitate all 586 units at the Cabrini Row Houses, and would complete the last 76 units by 2011. Again, the residents involved in these Working Groups have no recall of these unit completion timetables being discussed or approved in either of the CHA Working Groups. The Year Nine CHA MTW Plan indicates 100 units would be completed at Lathrop Homes in 2012, and another 300 units completed by 2015. The same CHA Plan indicates that 586 units would be completed at the Cabrini Row Houses, with the last 86 being completed by 2015. Again, residents have no recall of any discussion of this change in the unit completion schedule at Lathrop Homes, or the Cabrini Row Houses.	The Year 2012 proposed Annual Plan unit projections is the most current estimates based on where Lathrop and Cabrini Row Homes are in their respective redevelopment processes. When each working group nears phase development planning the CHA and the development team will refine unit delivery projections with the respective working groups. Phase development planning is considered the point in time when the developer in cooperation with the working group is designing the actual housing for a specific phase of a development. Lathrop must first complete its master planning before undertaking a phase development plan. Cabrini working group must first develop a Request for Qualifications to select developers before conducting a master plan or a phase development plan.
47	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CHA MTW Plan for Year 12 (FY 2011) has a chart on pages 24 and 25 entitled "FY 2011 Planned Property to be Removed Through Disposition Activity". That chart lists Lathrop Homes and the Cabrini Row Houses as properties to be disposed of by fee simple or ground lease. The residents in these Working Groups do not recall discussion in either Working Group about the placement of these sites in the disposition charts, and or any discussion as to what that meant. The Year 12 plan does not contain any unit completion chart for Lathrop Homes or the Cabrini Row Houses.	The listing of the subject properties is the initial step in the public notification process. When each property has been planned with resident consultation and financing is available for an initial phase only then will a disposition application for the relevant portion of the property will be submitted to HUD. As always the CHA will follow the relevant section 18 resident consultation requirements.
48	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CHA Draft MTW Plan for Year Thirteen (FY 2012) has no reference to Lathrop Homes at all, not a single sentence or phrase. What exactly does that mean as far as future plans for Lathrop Homes? There has been no discussion in the Lathrop Homes Working Group concerning language (or the absence of language) in the Draft MTW Plan for FY 2012.	Thank you for your comment. The CHA will revise the Annual Plan as follows: In FY2010, CHA's Board of Commissioners accepted the recommendation of the Lathrop Homes Working Group to enter into negotiations with Lathrop Community Partners, a five-party development team, for the revitalization of Lathrop Homes as a sustainable mixed-income community. The development team is comprised of Related Midwest, Heartland Housing, Bickerdike Redevelopment Corp., Magellan Development Group and Ardmore Associates. One of the primary goals for the development is attaining Gold or Platinum level certification from the United States Green Building Council for Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND). The robust community master planning process is planned to be completed in FY2012. Initial phase design and finance development is also planned for FY2012.
49	Robert Whitfield [robertdwhitfield2@yahoo.com]	If CHA wants meaningful resident participation in the Working Group process, it should not continue a long standing policy of making significant decisions without the involvement of all members of the CHA Working Group, especially the CHA resident members of the Working Groups.	Thank you for your comment. The CHA has always and continues to value the working group's input and has adopted many of its recommendations. The CHA is proud of its track record of involving the resident leadership and the working group on development issues.
50	Robert Whitfield [robertdwhitfield2@yahoo.com]	The Central Advisory Council (CAC) is concerned that the overall implementation of the CHA Plan for Transformation, and specific redevelopment policies at various CHA family sites, have negatively affected housing opportunities for the families who were living in CHA public housing as of October 1, 1999. The 10/1/99 families are overwhelmingly African American, and are female heads of households. A review of housing patterns for rehabilitated sites, such as Wentworth Gardens, Trumbull Park, and Lowden Homes, etc. indicates a trend to completely rehabilitate public housing units in areas that were, and remain, racially concentrated.	Thank you for your comment. CHA disagrees that CHA's proposed activities are or may be in violation of the Fair Housing Act.

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51	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CAC does not object to the rehabilitation and preservation of this needed public housing. However, CHA policies at other redevelopment sites, notably the Cabrini Row Houses, and Lathrop Homes, reflect a concern about racial concentration that was not shown at any of the above completely rehabilitated properties. The CHA's concern about racial concentration is also notably absent in the CHA Draft FY 2012 MTW Annual Plan, which proposes substantial funding for the continued rehabilitation of the Dearborn Homes, and Altgeld Gardens developments; both of which are primarily African American, and located in racially concentrated areas.	Thank you for your comment. CHA disagrees that CHA's proposed activities are or may be in violation of the Fair Housing Act.
52	Robert Whitfield [robertdwhitfield2@yahoo.com]	The CAC does not object to the preservation and rehabilitation of badly needed public housing, only to the CHA's different attitudes toward rehabilitation in minority areas, versus areas that are not racially concentrated. It is not suggested that these policies were and or are racially motivated. However, it should be noted that the impact of these policies, as reflected in the overall Plan, and the redevelopment policies at Cabrini and Lathrop Homes, may lessen housing opportunities for African Americans and for Hispanics in the Cabrini Green and Lathrop Homes areas. If so, this would not be consistent with CHA's obligation under the Federal Fair Housing Act, and or the MTW Agreement, to implement policies (including redevelopment policies) in a manner to affirmatively further fair housing.	Thank you for your comment. CHA disagrees that CHA's proposed activities are or may be in violation of the Fair Housing Act.
53	Robert Whitfield [robertdwhitfield2@yahoo.com]	CHA previously approved Annual Plans committing to the complete rehabilitation of the Cabrini Row houses, which would have provided over 500 public housing units at a site that once contained almost 3,000 public housing units. CHA recently stated in Federal Court that the Cabrini Row houses will not be completely rehabilitated, and implied that this will be a mixed finance site, which will mean substantially less public housing opportunities in this area (and the north side in general) for 10/1/99 residents. A similar trend can be seen at Lathrop Homes, another north side CHA family development.	
54	Robert Whitfield [robertdwhitfield2@yahoo.com]	CHA previously approved MTW Plans committing to the rehabilitation of 400 public housing units at Lathrop Homes. The CHA redevelopment of Lathrop Homes has been delayed time and time again, and has resulted in the closure of over half the development, which will increase the likelihood that many of these over sixty year buildings will not be in a condition that will allow rehabilitation because of the potential costs. If that occurs, and mixed finance is the only redevelopment policy implemented at Lathrop Homes, that will result in less housing opportunities for African American and Hispanic 10/1/99 families in this area, and the north side in general. That raises fair housing concerns, as noted above. It is requested that the CHA Draft FY 2012 Plan be reviewed by HUD to ascertain whether it is consistent with CHA obligations under the Federal Fair housing Act, specifically Section 3608(d).	Thank you for your comment. CHA disagrees that CHA's proposed activities are or may be in violation of the Fair Housing Act.
55	BPI	<u>Exception Rents</u> . BPI understands that until very recently CHA's policy to consider exception rents in opportunity and low poverty areas was not set out in writing other than as a general statement in CHA's administrative plan and the current draft MTW Plan. Skeptical landlords have apparently not been persuaded by verbal statements about the availability of exception rents. The skepticism may well be fed by the fact that the voucher itself, as we understand, sets forth a maximum rent without reference to the exception rent policy. Reportedly, this has led many landlords in higher rent areas to decline to lease to a voucher family.	Thank you for your comment. CHA is already in the process of developing ways to better inform potential landlords of the availability of exception rents.

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**Public Comment Period: August 31 - September 30, 2011**

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56	BPI	We also understand that one consequence of this situation has been that -- in blatant disregard of Chicago's source of income ordinance -- many landlords in higher rent areas refuse to consider leasing to any HCV families. They have been able to "get away" with this conduct because, if an ordinance violation complaint is filed, the maximum rent stated on the voucher -- typically lower than the landlord's established rent -- is accepted as a "defense." Referring to the exception rent policy on the voucher might well eliminate their defense and make it more difficult for landlords in high-rent areas to decline as a matter of policy to consider renting to any HCV family. Our suggestion in this regard, therefore, is for CHA to reference its exception rent policy on the voucher itself, and to indicate its intention to do so in the MTW Annual Plan.	Thank you for your comment. CHA is already in the process of developing ways to better inform potential landlords of the availability of exception rents.
57	BPI	<u>Property Investment Initiative</u> BPI supports CHA's commitment to target its PII acquisition "in neighborhoods not already saturated with CHA-subsidized housing." Our reasons are based in the history of <u>Gautreaux</u> and the firm belief that moves to opportunity communities may be truly life-enhancing for families and especially for children. Thus, we encourage CHA to continue to utilize PII as a tool to provide housing opportunities for families in areas of opportunity.	Thank you for your comment and support.
58	Gwendolyn Mackel Rice Developing Communities Project (DCP)	Developing Communities Project (DCP) a community organizing faith-based institution serving Chicago's Greater Roseland Community Areas, is pleased to support the 2012 Annual Moving to Work (MTW) Plan of the CHA. We recognize the tremendous work that is underway at the CHA to coordinate programs and projects in new ways to accommodate the housing and employment options of your residents. We are most pleased with your interest to increase attention to locate and assist families that deserve access back into CHA units and services. The Moving to Work program is a crucial component of the genuine intent to transform families and communities in Chicago and its nearby suburbs.	Thank you for your comment and support.
59	Gwendolyn Mackel Rice Developing Communities Project (DCP)	DCP wishes to recommend several items that we believe can add value to the MTW Plan: 1) Develop a public safety liaison to work with families in the non-CHA development communities like Greater Roseland. The greater public needs access to CHA officials to head-off community disunity. 2) Increase regional planning attention to Chicago's Far Southside Community Areas (Roseland, Riverdale (including Altgeld Gardens), Pullman and West Pullman). Many government entities have demonstrated interest to reinvest in this region. The CHA MTW Plan would need to anticipate this action and make the necessary amendment to its 2012 Plan. 3) Embrace Transit Oriented Development (TOD) concepts in your housing development and/or family relocation strategies to support sustainable communities' efforts associated with the proposed Chicago Transit Authority (CTA) Red Line Extension Project (95th Street Station to 130th and Doty Road). Visit <a href="http://www.Transitchicago.com">www.Transitchicago.com</a> regarding the Red line Extension.	Thank you for your comment. CHA will take your comment under consideration.
60	Gwendolyn Mackel Rice Developing Communities Project (DCP)	4) Review ways to expand and assist neighboring youth and families with your services. CHA youth are often offered targeted services and programs, while other disadvantaged youth, particularly their classmates, are observing and feeling left out. We encourage you to set aside access to non-CHA students in your program offerings. 5) Work with DCP and its partners on housing development options and location strategies in the Greater Roseland community in order to promote both homeownership options and TOD concepts.	The CHA cannot provide services to non-CHA residents, but we are trying to integrate our residents into other types of programs.



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61	Gwendolyn Mackel Rice Developing Communities Project (DCP)	Developing Communities Project (DCP) was organized in 1984 to serve as a vehicle for local residents to impact local decision-making to improve the quality of life in Greater Roseland. In 1986, DCP was incorporated as a not-for-profit, church-based organization under the leadership of its first executive director, then community organizer Barack Obama. For the past 25 years, DCP has mobilized thousands, armed with the tools of leadership development, community organizing, public policy and advocacy to address issues that call for equity. Developing Communities' work was recognized with the 2007 Community Organizing Award and a 2006 Shore Bank Faith-Based Community Impact Award.	Thank you for your comment.
62	Gwendolyn Mackel Rice Developing Communities Project (DCP)	For the past eight years, DCP has conducted a CTA Red Line Extension Campaign, a long-term community organizing effort to promote equity and justice around transportation and its attendant issues, including workforce and economic development, government accountability, and the environment. This project will relieve far South Side rapid transit riders from traveling long hours to and through the congested, poorly constructed 95th Street rapid transit terminal to get to other areas of the city. Residents, including those in isolated Altgeld Gardens public housing development, will have greater access to jobs, local businesses can thrive, and new businesses developed that can help address the community's unmet needs. DCP also conducts prevention programs in nine local public schools in the community and is lead agency for the <u>Safety Net Works Coalition to address youth violence.</u>	Thank you for your comment.
63	Gwendolyn Mackel Rice Developing Communities Project (DCP)	To this end, thank you for this opportunity to comment on the FY 2012 MTW Annual Plan. DCP and its faith-based partners look forward to sharing ideas and information with your office in a positive and mutually beneficial partnership. If any questions arise, feel free to contact John Paul Jones, DCP Community Organizer, at (773) 928-2500 ext 15 or by email <a href="mailto:jpjones@dcpchicago.org">jpjones@dcpchicago.org</a>	Thank you and we look forward to your support, input and ideas.

**Certification for  
a Drug-Free Workplace**

U.S. Department of Housing  
and Urban Development

Applicant Name

Chicago Housing Authority

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

PATRICIA EMANUEL

Signature

X

Title

Director of Human Resources

Date

August 24, 2011

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3



### ***Drug Free Environment***

The CHA is a Drug Free Work Place and its Policy on drug and alcohol use is one of "Zero Tolerance." Employees must not appear for work with the presence of alcohol or under the influence of alcohol or illegal non-prescribed drugs in their systems. Employees are prohibited from possessing alcohol or illegal non-prescription drugs. Employees who take prescribed drugs that affect their cognitive abilities should not report to work and should use appropriate leaves. Employees who violate this Policy will be terminated.

Employees are required to participate in drug and alcohol testing at a CHA designated testing facilities in the following circumstances:

1. Upon the CHA's making a conditional offer of employment.
2. Upon re-employment or return from any period of continuous absence of thirty (30) calendar days or more.
3. In instances where the employee has been involved in an automobile accident during the course of employment, regardless of whether the automobile is a CHA vehicle or the employee's vehicle and regardless of whether the employee is injured, the employee must submit to a medical evaluation which includes drug and alcohol testing as immediately after the accident as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
4. In instances where the employee has suffered an alleged accident, regardless of whether the employee is injured or not, the employee must submit to a medical evaluation which includes drug and alcohol testing immediately after the accident or as soon as practical under the particular circumstances, but in no event later than twenty-four (24) hours after the accident.
5. In instances where the employee's supervisor has a reasonable suspicion that, the employee is at work under the influence of drugs and/or alcohol.

Employees who occupy safety sensitive positions will be subject to random or periodic drug testing. The CHA drug and alcohol testing vendors are N.I.D.A. accredited. Drug and alcohol test results are confidential and are not disclosed to third parties by the CHA, except upon express written authorization of the employee or as required by law. Employees who submit to drug and alcohol testing described above and whose test results show a positive result will be terminated. Employees who refuse to cooperate in the testing process will be terminated. Employees whose test results are positive may elect to have the sample re-tested at a different N.I.D.A. accredited laboratory at the employee's cost. Arrangements for re-testing must be made through the Director of Human Resources.

The CHA is committed to being a drug-free, healthful, and safe workplace. You are required to come to work in a mental and physical condition that will allow you to perform your job satisfactorily.

Under the Drug-Free Workplace Act, if you perform work for a government contract or grant, you must notify the CHA if you have a criminal conviction for drug-related activity that happened at work. You must make the report within five (5) days of the conviction. If you have questions about this policy or issues related to drug or alcohol use at work, you can raise your concerns with your supervisor or the Human Resources Department without fear of reprisal.

### ***Drug Testing***

The CHA is committed to making a safe, efficient, and productive work environment for all employees. There can be serious safety and health risks if an employee uses or is under the influence of drugs or alcohol on the job. We may ask employees to provide body substance samples, such as urine and/or blood. The CHA will use the samples to check for the illegal or illicit use of drugs and alcohol.

# **CHANGE.**

## **CHICAGO HOUSING AUTHORITY**

### **Locations Where CHA Currently Staff Employees**

1. **Chicago Housing Authority**  
60 E. Van Buren St.  
Chicago, IL 60605
2. **Charles Hayes Family Investment Center**  
4859 S. Wabash  
Chicago, IL 60615

### **CHA Consultants Only**

1. **HCV Satellite Offices**  
West Regional Office  
2750 W. Roosevelt  
Chicago, IL 60608
2. **South Regional Office**  
1741-49 E. 76<sup>th</sup> Street  
Chicago, IL 60649
3. **Southwest Regional Office**  
10 W. 35<sup>th</sup> Street  
Chicago, IL 60616





FY2012 MTW Annual Plan • Plan for Transformation Year 13  
Chicago Housing Authority  
60 E. Van Buren Street  
Chicago, IL 60605  
312.742.8500 • [www.thecha.org](http://www.thecha.org)